



Tiritiri o Mātangi: Waitara Spatial Plan Community Engagement Summary

Summary of community input to the development of the Waitara Spatial Plan, consultation feedback and recommendations

Contents

Executive Summary	2
Introduction	3
Background.....	3
Purpose	3
Engagement approach.....	4
Inclusive and community-centered engagement	4
Who we talked to.....	5
Community input to the development of the Draft Waitara Spatial Plan	6
Formal consultation on the Draft Plan	7
Stakeholder Workshop	8
Summary of feedback provided by stakeholders	9
Recommendations based on consultation with stakeholders.....	10
Community consultation drop-in events feedback	11
Summary of feedback provided in drop-in sessions	14
Recommendations based on feedback from drop-in days.....	16
Consultation feedback from youth	17
Recommendations based on consultation with youth	19
Hapu consultation feedback.....	20
Consultation key findings from the ‘Have your say’ on-line survey	21
Who and how people responded	21
Section 1: General feedback - overall support for the draft plan	21
Section 2: Specific feedback on key parts of the Draft Waitara Spatial Plan	23
Recommendations based on consultation submissions	25
Next Steps.....	26
Appendix 1:	27
Appendix 2:	29
Appendix 3:	57

Executive Summary

The Draft Waitara Spatial Plan (the draft plan) provides a vision for the growth and evolution of Waitara over the next 30 years and ensures it remains a vibrant, resilient, and culturally rich community. This report summarises the engagement process undertaken to shape the draft plan and the feedback received during public consultation from July to September 2025.

Engagement and consultation is only one aspect of spatial plan development. The draft plan is also developed using data and evidence and together they are part of a robust process that represents the community's needs and aspirations.

The engagement approach for the Waitara Spatial Plan reflects Waitara's diversity and demonstrates a genuine commitment to understanding the community's lived experience. Prior to the formal consultation period, over 300 Waitara residents actively contributed ideas that shaped the draft plan's vision, focus areas, and key goals. When the draft plan was released for formal consultation, NPDC invited feedback through an online survey, community drop-in sessions, and targeted youth engagement.

This report summarises feedback from early engagement and from formal consultation after the draft plan was released. Early engagement was essential in shaping the draft plan, and many early participants did not provide feedback during formal consultation.

The formal consultation process was open to anyone who wanted to engage in the process, including those who live and work outside of Waitara. Feedback from Waitara residents is significantly more positive than non-Waitara residents and has had more influence in the development of their local Spatial Plan.

Submissions highlight the importance of Council being financially responsible, and that the draft plan could be clearer about which projects are budgeted or anticipated to be funded through the Long-Term Plan, how those funding decisions are made, and the availability of other funding sources.



Thank you

We extend our sincere thanks to the Waitara community, Manukorihi and Otaraua Hapū, the Waitara Community Board, local stakeholders and consultation submitters who generously shared their time, ideas, and aspirations throughout this process. Your input during early engagement and consultation has been invaluable in shaping a plan that reflects the unique identity and future vision for Waitara.

Introduction

Background

The Waitara Spatial Plan (Tiritiri o Mātangi) sets out how Waitara will grow and change over the next 30 years. It looks at what the Waitara community needs so Waitara stays a great place to live, work, and play for future generations.

Waitara is a proud town with a strong community spirit, and a rich culture and sporting history. People here are closely connected to the river, the sea, and nature. The Waitara Spatial Plan will help protect what makes Waitara special while also making sure there is sufficient infrastructure to support the community, now and in the future.

This plan is being developed with and for the people of Waitara. The first stage of the process was the development of the [Draft Waitara Spatial Plan](#), which commenced late in 2024 and was released for public comment on 28 July 2025.



Purpose

The purpose of this report is to summarise the community engagement undertaken in the development of the Draft Spatial Plan and the feedback received in response to consultation on the plan. The report documents both informal and formal conversations with the Waitara community.

More importantly, the purpose of this report is to take the feedback received and summarise the recommendations made to improve the Draft Spatial Plan, so that the final plan adopted by the Council aligns with what the people of Waitara want both now and in 30 years' time.

Engagement approach

Inclusive and community-centered engagement

The approach to community engagement responded to Waitara's diversity and demonstrated a genuine commitment to understanding the community's lived experience.

Compared to the wider New Plymouth District, Waitara has a younger population (average age of Waitara residents is 38 years), a higher proportion of Māori residents (45.1 percent of the Waitara population), and greater levels of social deprivation. Recognising these factors, the approach to engagement focused on removing barriers to participation, including limited internet access, transport costs, and the challenge of attending events during working hours. To make participation easier community events were held on weekends and evenings so that working families and youth could contribute.

The approach focused on building strong relationships with the wider community including family/whānau, hapū, iwi and engaging with youth through targeted consultation and attending school gala days and events. In the Waitara community face to face (kanohi ki te kanohi) interactions are important. With the release of the draft plan, community drop-in events were held, which enabled Waitara residents to provide informal feedback.

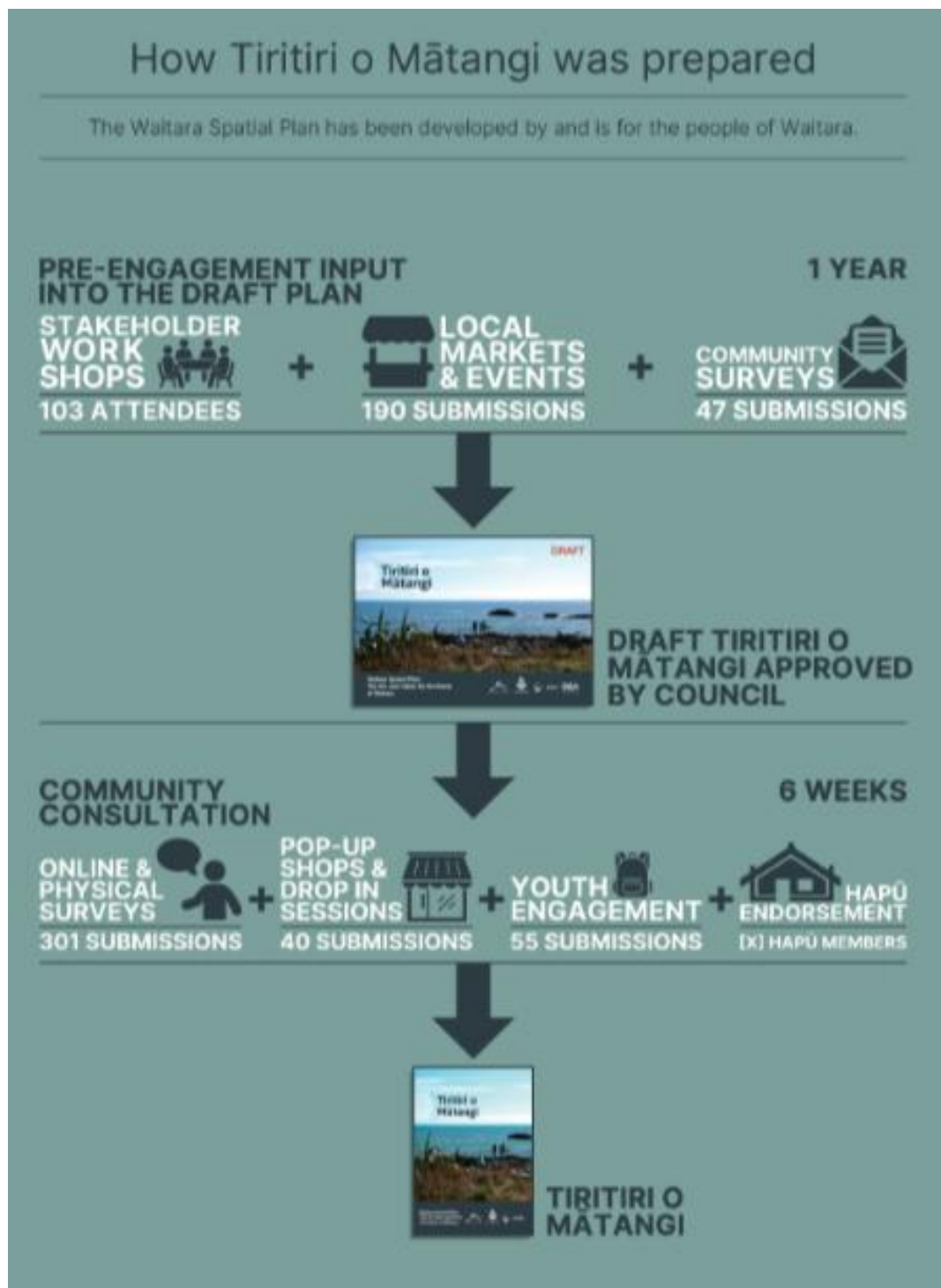
To complement the in-person events an online survey was open from 28 July 2025 to 12 September 2025 on the New Plymouth District Council website "Have Your Say" page. The "Have Your Say" page provided background information on the Draft Spatial Plan and encouraged people to undertake an on-line survey. Paper copies of the survey were also available at locations around Waitara, for those who did not wish to respond digitally.

To inform and shape the draft plan, comprehensive engagement was undertaken through stakeholder workshops and community consultation events. It is understood that many individuals who contributed during these earlier phases did not subsequently participate in the formal consultation process following the release of the draft plan.



Who we talked to

Figure 1: Summary of community consultation events



Community input to the development of the Draft Waitara Spatial Plan

The development of the draft Waitara Spatial Plan was based on extensive consultation with key stakeholders and the wider Waitara community. The stakeholder workshops resulted in a rich collection of local stories, technical, historic and cultural information which helped identify the issues and opportunities section of the draft plan. Stakeholders included representatives from local government and central government agencies, local organisations, schools, hapū, and youth groups, as well as Waitara community board members and land development experts. A final stakeholder workshop on 1 August 2025 enabled fine tuning of the draft plan.

Wider community consultation consisted of information stalls at key community events (Waitara night markets, Waitara Central School gala, St Josephs Whanau Pool Party Gala and Waitara Waitangi Day market) as well as targeted engagement with youth (rangatahi).

People at community and youth events were asked three questions: What would you retain, change or improve about Waitara?



These community events provided opportunities to have longer, more in-depth conversations with people who lived in Waitara. The targeted youth consultation enabled the rangatahi (youth) voice to be heard so that Waitara's future, as well as current needs, were considered. The content of the draft spatial plan was built and shaped by those community conversations, and it is important to acknowledge that **over 300** people took part in those events.

A separate session was held with the Waitara Community Board on 7 May 2025 where the following changes were made to the draft spatial plan:

- Addition to initiative/ projects to include:
 - Support Waitara Sports and Rec Clubs
 - Scholarships for health professionals to return to work in Waitara
 - Housing for the elderly
- Clarification and updates:
 - Identify gaps in footpath network and construct them (focus on accessibility).
 - Infill geographical boundary on land use map

The stakeholder workshops and community engagement informed:

- vision statements/ goals for the community;
- the focus areas that the spatial plan would address;
- what projects were needed to achieve the vision; and
- how and where Waitara should grow.

Formal consultation on the Draft Plan

As outlined in Figure 1 community consultation following the public release of the Draft Waitara Spatial Plan included people participating in an on-line survey or attending community drop-in days. Council also ran a final workshop for stakeholders and a targeted consultation activity with youth who lived in Waitara.

Over the 7-week consultation period from 28 July – 12 September 2025 Council used the following channels to encourage people to provide feedback:

- 40 Community posters were put in Waitara shop windows
- Regular short adverts were posted fortnightly on social media (see image below)
- Spatial Plan Consultation Booklets were available at the Library and Community Centre
- Project champions shared information about drop-in sessions on community Facebook pages including the Waitara Community Board.

Consultation Advertising

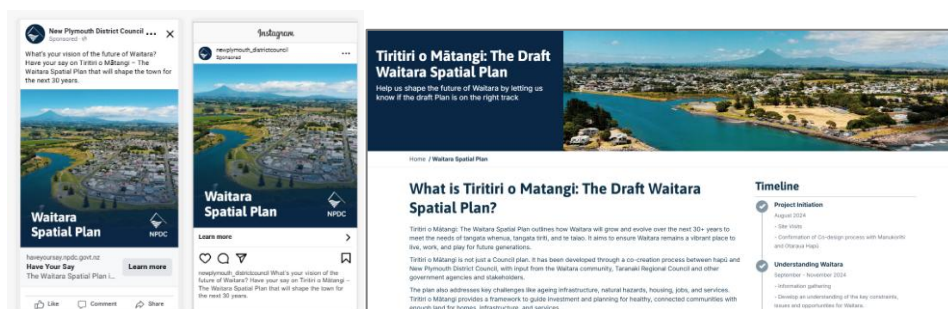
Two paid Facebook and Instagram posts were launched during the consultation period. As the draft Plan was developed with input from the Waitara Community, the consultation adverts were geotagged for the Waitara Community. Geotagging to the Waitara Community ensured that anyone with a Meta account (Facebook or Instagram) passing through or living in the Waitara area, would have the advert appear on their newsfeed. Below is a summary of interactions with the adverts:

- Clicks – Number of people that clicked into the advertising link to consultation page: 1,190
- Reach – Number of unique viewers of the advert: 15, 048
- Impressions – Number of times the post appears on someone’s Facebook or Instagram “news feed”: 25,937

These adverts were considered successful for a geotagged advert campaign versus District Wide campaigns.

Have your say – Submissions & Information Page

- 1,826 visitors to the page
- 421 downloads to the full spatial plan document
- 215 downloads to the consultation document



Stakeholder Workshop

The stakeholder workshop provided an opportunity for individuals and representatives of groups and organisations involved in the development of the draft plan to provide feedback. This group provided detailed feedback on technical issues related to their respective areas of expertise and as advisors in the wider community. A list of the stakeholders attending the workshops is included in Appendix 3.

At this session stakeholders were asked to review the draft document at key sections: Future Growth, Project Implementation and Key Moves. The following activities were used to help collect feedback:

- Activity 1: Stakeholders were encouraged to use dots and Post-It notes to provide feedback on the Future Growth map.
- Activity 2 & 3: People were asked to provide feedback on the timing of the key moves and identify missing projects.



Stakeholder workshop attendees including Waitara Community Board Member

Summary of feedback provided by stakeholders

In general feedback from stakeholders highlighted strong support of the plan's overall vision, with specific interest in growth and development and revitalising the town centre. Questions were raised about the ability to pay for projects and sought additional information about how residential growth would happen. Stakeholders made suggestions to simplify the plan. The following outlines a summary of key themes that came out of these conversations:

Support for Growing West and Adding More Homes

Stakeholders supported the proposal that new housing should be located on Waitara West outside of hazard areas. However, they raised concerns about how future housing development would be implemented and supported.

Stakeholder comments in support of growth to the West and infill:

- *"Supportive of west expansion".*
- *"Great to see development lifted out of the hazard area".*
- *"Adding more homes within existing neighbourhoods is supported."*

Stakeholder comments which raised concerns:

- *"New residential areas should feel like part of the existing community, not become separate or dominated by people moving in from outside."*
- *"Will the zoned industry land be phased to become lighter, low-impact industry near residential areas? This should be reviewed in the long term."*
- *"Some reservations about existing industrial next to residential expansion. Need to include appropriate controls and buffers in the area to make sure that new residents aren't impacted by noise or smells from industrial land."*
- *"Growing West is okay as long as there are good parks, stormwater systems, and safe walking and cycling routes—especially for school students."*

Support to revitalise the Town Centre

Feedback was that revitalisation of the Town Centre should be supported, that it should be lively and resilient, but that it should also connected to the Waitara River (Awa).

Stakeholder comments that supported revitalisation of the Town Centre:

- *"A more compact town centre with a mix of uses and a stronger sense of life and activity".*
- *"Ongoing attention to flooding risks and which areas should stay commercial."*
- *"More investment in building upgrades, shopfront improvements, walking areas, and general beautification."*

Stakeholder comments which raised concerns:

- *"The maps that show where the town centre is not just where retail is. It's two main areas: a retail zone in the centre and a waterfront recreation area at West Quay. One area for recreational purposes (parks, event spaces, fairs, close road, pick up Anzco land, use the awa – yachting, rowing etc, night markets) – West Quay. And then have retail part of town centre. Opportunity to show as two precincts."*

Missing projects

The following projects were identified as missing from the draft plan or not clearly articulated:

- “Resilient Waitara – where is the defence centre? [Civil defence in Waitara]. Owae. But if there is a flood, the other option is here [the church], which will also be flooded. Need better comms on what to do. Elderly have been asking what to do.”
- “Resilient Waitara – could also [be] food security, mahinga kai.”
- “Keen on a Waitara Collective. More networking opportunities.”
- “Library is the hub. Especially for youth – Wi-Fi and power.”
- “Help elderly get out of houses – can’t use a wheelchair on the grass.”

The Draft Waitara Plan is complex, and implementation of the plan is confusing

Overall, stakeholders supported the draft plan but were concerned that the content was too complex.

Concerns were also raised about the cost and feasibility of the projects. Comments included:

- “Could some of the 7 themes be combined. Eg Resilient Waitara and Environmental – whole of te taiao. And placemaking and economic.”

Recommendations based on consultation with stakeholders

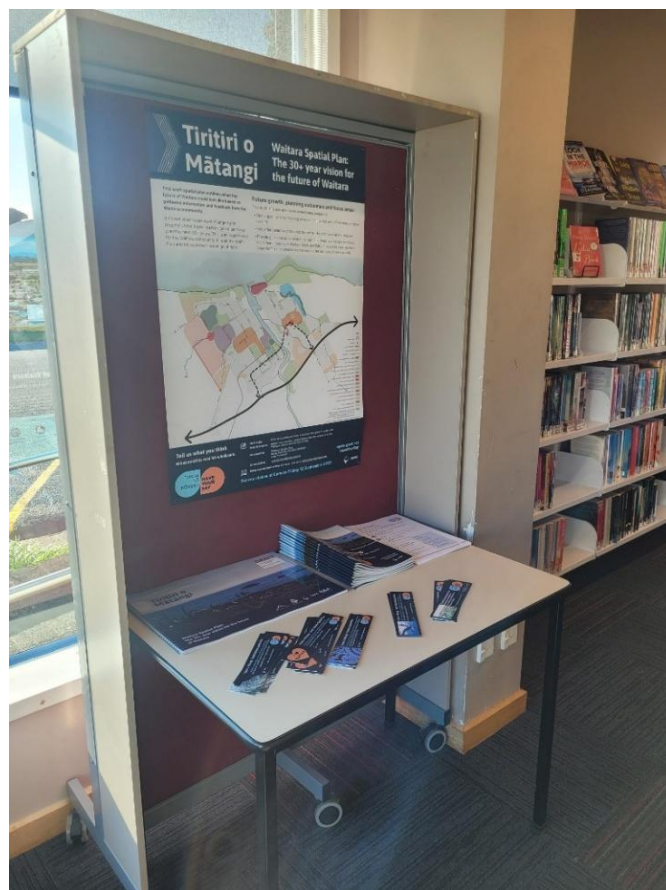
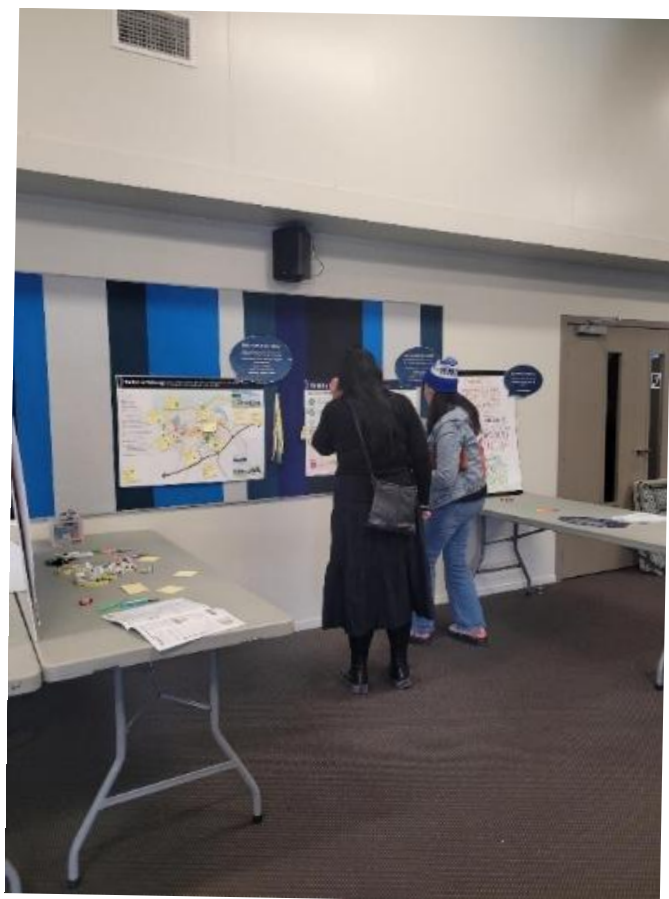
ID	Action	Description
Stakeholder Rec 1	Simplify the Draft Plan	Combine related key moves and clearly show which should be removed. Where possible remove repeated points, technical detail, and jargon. Ensure that language is plain and clear.
Stakeholder Rec 2	Clarify funding and implementation	Include clear timelines and responsibilities for each action, explain funding needs and where partnerships may be required, and use simple, specific wording so actions are clear and practical.
Stakeholder Rec 3	Review services and development at Waitara West	Summarise how the development could be phased over time, explain what infrastructure (roads, footpaths and facilities) will support it, and clarify the types of industries expected in the industrial zone.
Stakeholder Rec 4	Identify missing projects or considerations	Projects to consider (noting all would require funding): • Including a youth hub or youth-friendly space as part of the library upgrade. • Long-term future of Waitara leasehold properties. • Strengthening connections of the Waitara community as well as existing and new clubs and organisations. • Food security initiatives. Continued emergency management efforts and Waitara-specific communications.
Stakeholder Rec 5	Update Maps for Clarity	Simplify and change colours used in maps for easier reading. Amend to show precincts. • Add a map showing key transport links to parks, schools, and community facilities.

Community consultation drop-in events feedback

The purpose of the sessions were for Council staff to talk to people in the Waitara community about the draft spatial plan and invite them to provide feedback through activities, discussion, and/or take part in the survey by taking a form and returning it at a later date to the Waitara Library.

Three community drop-in sessions were held in Waitara on the following dates:

- Saturday 16 August - Community Pop-up at Nga Ringawera Otaraua Shop front
- Thursday 21 August - Community Drop in at Waitara Library
- Saturday 30 August - Community Drop in afternoon at Knox Church



Activity 1: People were asked to use dots and Post-It notes to provide feedback on the proposed future growth and land use map.

Green dots indicate support.

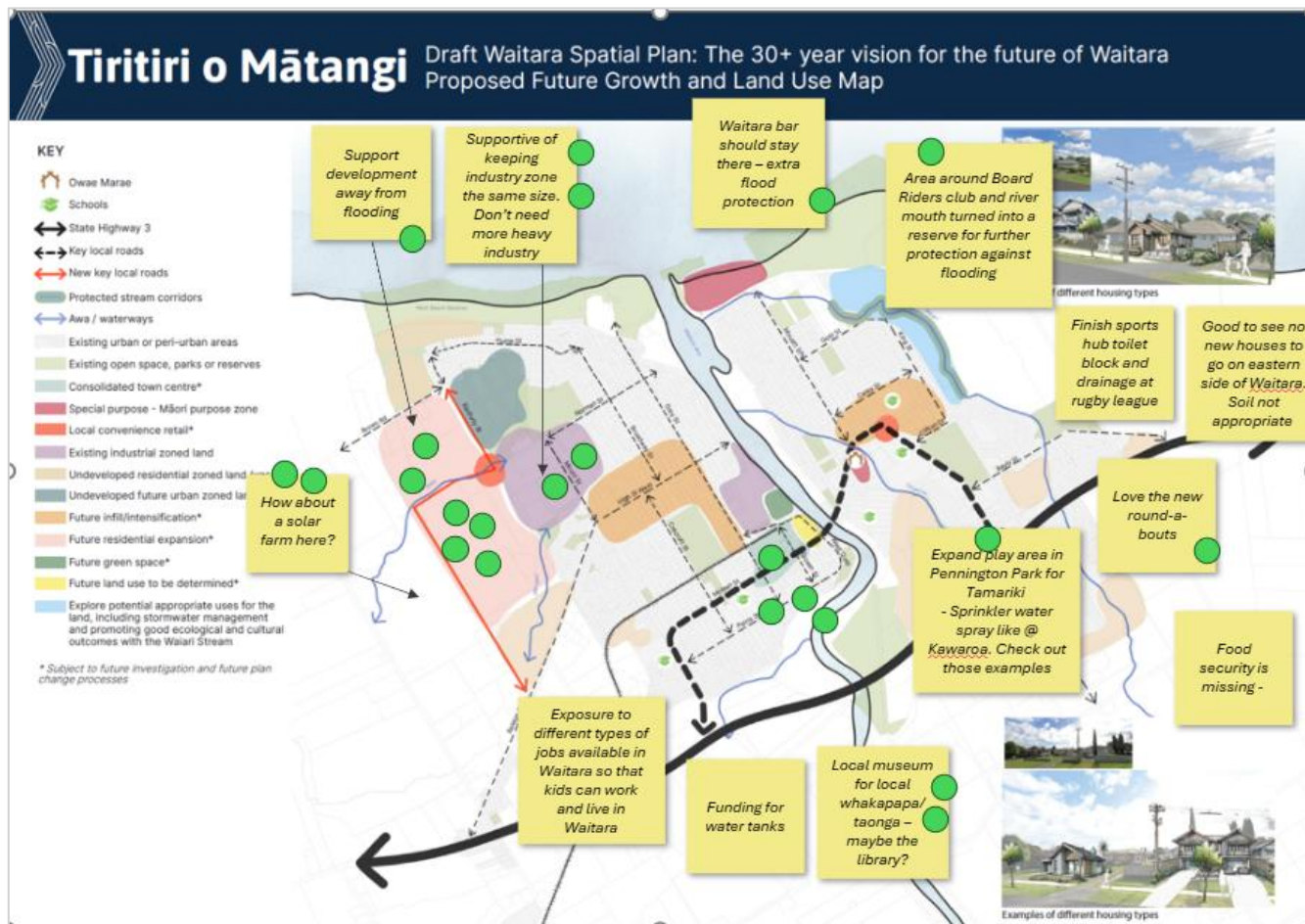


Figure 2: Summary of feedback on the proposed future growth and land use map received at community drop-in sessions



Activity 2: People were asked to use dots and Post-It notes to provide feedback on the timing of the key moves and to identify missing projects.

Green dots indicate support.

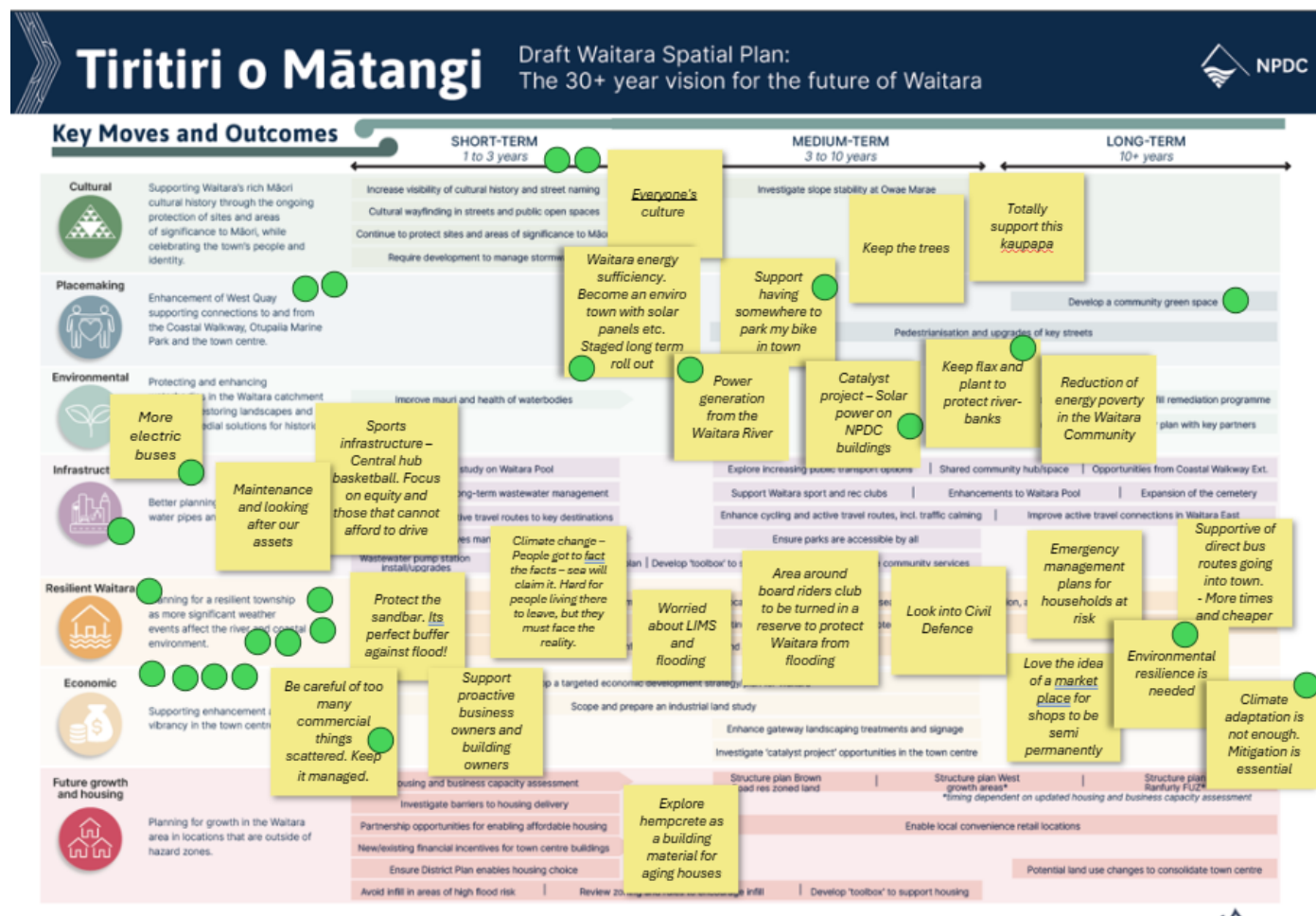


Figure 3: Summary of feedback on key moves and missing projects received at community drop-in session



Summary of feedback provided in drop-in sessions

The key strength of the drop-in days was the ability to have in-depth face-to-face conversations with local Waitara residents. These discussions provided a rich snapshot of what people supported, what was missing, and what wasn't clear. The following outlines a summary of key themes that came out of these conversations.

The Draft Waitara Spatial Plan is too complex and hard to understand

For many people at the drop-in days the content of the draft plan was overly complex. People were also concerned about the cost of the projects and how these would impact rate payments. Comments included:

- *"There's a lot of information to work through to understand the full plan."*
- *"This looks like great work, but it's complicated."*
- *"I'm not so sure about this. It looks ok, but I'm worried about my rates going up. Are all these projects really going to happen? Are the projects needed or are they all important?"*
- *"It would be good to understand why houses can't be built on the map (Growth and development)"*

Missing projects

The feedback on what projects were missing included:

- Create a youth hub
 - *"Create a youth space so that youth have a place to go."*
- Develop projects which promote local art and all cultures
 - *"I think an arts centre would be really cool. We could have this by the river and could create more jobs."*
 - *"I want to see all culture celebrated in Waitara, not just Māori culture."*
- Add new projects relating to renewable energy development and self-sufficiency
 - *"Let's have solar in Waitara, we have lots of empty land here."*
 - *"I'm worried about the water metering project. Is there any plans to make sure that the people of Waitara are able to be self-sufficient? I would like to see people having options to collect rainwater and solar energy. It would be great to have food sovereignty as well – more community gardens or protection next to streams where we can collect and gather our own food safely."*
- Project to lessen the impact of leasehold properties on economic and social development
 - *"What is Council doing about lease hold properties in the future? I don't see this in the Plan?"*

More emphasis needed on economic growth

Feedback on economic and social development emphasised the need for local solutions and initiatives:

- *“This plan needs more economic opportunity. At the moment it’s not enough to bring Waitara back up.”*
- *“Are there plans for tourism in Waitara? The walkway will be connected soon. Can this be in the plan? It would create more jobs.”*
- *“Waitara’s got a lot of natural assets - the river and coastline, for eco-tourism and recreational activities. Let’s make it a tourism hub.”*

Support to revitalise the town centre

There was general support for the revitalisation of the town centre. Comments included:

- *“Need to make the town more of a hub again.”*
- *“Good to see that the vacant buildings will be looked at. They are a mess, but how will Council fix them? I’ve heard a lot of the owners don’t live here and don’t care about doing them up.”*

Housing growth and infrastructure

Feedback on where new housing should go and how to address infrastructure issues was mixed.

Comments which support the approach to housing growth

- *“Good to see that there is no subdivisions planned for Waitara East in the empty land. I did some engineering work out there a long time ago and the soil was terrible.”*
- *“Good to see housing being focused on, but what about gentrification? This has already happened in places. Some people that live here, don’t even spend time in Waitara. That’s sad that they aren’t actually part of our community.”*

Comments which did not support the approach to housing growth

- *“What about inner “city” living where people live above shops. This would create a more vibrant space.”*
- *“Why can’t we do more subdivisions for Waitara East. I understand that the new area (Waitara West) is away from wet areas, but it doesn’t make sense to be away from services in Waitara. It makes going into Waitara town less attractive. How will kids get to school? It will be so far away. That’s why Waitara East is better.”*
- *“I still don’t understand why all of Waitara can’t have kerb and channelling.”*
- *“Why can’t we have more infill in town instead of spreading out?”*

Recommendations based on feedback from drop-in days

ID	Action	Description
Drop-in days rec 1	Simplify the draft plan	Remove repetition, technical information and jargon.
Drop-in days rec 2	Add projects to the key moves	Add projects to create a youth hub, to encourage the use of renewable energy and food security (while noting these would need funding).
Drop-in days rec 3	More work needed on economic growth key moves	Provide more information on whether tourism and leasehold properties would be included in an economic and social development plan/ strategy for Waitara and a description of what 'catalyst projects' would be in the town centre and how social inequities could be addressed.
Drop-in days rec 4	More explanation required on where urban growth can go and why	Draft plan to include pros and cons of different types of development (greenfield vs infill) and spreading development on both sides of the river (East and West).

Consultation feedback from youth

On 3 September 2025 the Waitara Taiohi Trust supported 40 youth (rangitahi) from Waitara to attend the New Plymouth Council Chambers to undertake the following two activities as part of a wider Council tour.

Activity one: Plan your town

Youth were given a list of projects outlined in the Draft Waitara Spatial Plan, and asked what projects should happen now (1 -3 years), soon (4-10 years) and later (10 -30 years). The following table shows the feedback resulting from this activity:

Now (1- 3 years)	Soon (4-10 years)	Later (10 to 30 years)
Housing: - Build more kaumātua housing. - Create affordable housing options.	Infrastructure & Resilience: - Upgrade wastewater management systems. - Restore streams and wetlands for stormwater management. - Create a local climate plan for future flooding.	Major Civic Upgrades: - Upgrade and expand the Waitara Library. - Upgrade the Waitara pool so it can open for longer.
Culture & Identity: - Cultural signage and artwork. - Protect wāhi tapu sites significant to Māori. - Increase visibility of cultural history (heritage trail, street/place naming).	Community Spaces & Public Realm: - Develop a green space by ANZCO and the Waitara River. - Create a permanent, covered market space near the town centre. - Build a shared community hub/co-working space.	Transformative Public Spaces: - Quay Street becomes car-free and people-friendly. - Create a permanent, covered market space near the town centre. - Develop a shared community hub/co-working space.
Transport & Safety: - Increase public transport options (vans for local trips). - Make roads safer for walking and cycling between schools.	Culture & Placemaking: - Cultural signage and artwork (carvings, sculptures). 'Welcome to Waitara' signage at SH3 roundabouts. - Enhance connections from Otupaiia to town centre (Tuna Walkway + murals).	Environmental & Resilience: - Continue to manage and maintain stop banks on the Waitara River. - Expand the cemetery. - Ongoing climate planning for flood-prone areas.
Community & Education: - Local scholarships for higher education (to return as doctors, nurses, teachers). - Support Waitara Sport and Recreation Clubs.	Youth Development & Recreation: - Local scholarships to encourage higher education and return to Waitara. - Improve parks (e.g., skatepark at Otupaiia, more hangout spaces). - Support Waitara Sport and Recreation Clubs.	Connectivity & Recreation: - Enhance connections from Otupaiia to the town centre (e.g., Tuna Walkway upgrades and murals). - Improve Waitara parks and hangout spaces.
Environment & Town Centre: - Clean up old dumps contaminating the environment. - Clean up empty buildings and make the town centre more vibrant.		

Key themes across all timeframes.

- **Make Māori culture visible**

Youth strongly prioritise making Māori heritage visible and protecting sacred sites of significance to Māori (wāhi tapu) early on. Cultural signage, carvings, and heritage trails appear in every timeframe.

- **Housing is a top short-term need**

Affordable housing and kaumātua housing dominate the “Now” category, reflecting immediate social needs.

- **Improve local transport and walking and cycling routes now**

Calls for local transport vans and safe walking/cycling routes show a desire for better everyday connectivity.

- **Youth development**

Create local scholarships for youth so they can study and return to Waitara. Support Sport and Recreation clubs.

- **Environmental and climate resilience grows over time**

Cleanup of old dumps is urgent, while stormwater management, wetland restoration, and climate planning are medium- to long-term priorities.

- **Improve the town centre**

Near-term: revitalise empty buildings in the town centre and improve parks.

Medium-term: add green spaces, markets, and hubs.

Long-term: major upgrades (library, pool) and pedestrian-friendly Quay Street.

Activity Two: Missing projects

Rangitahi were asked to identify any missing projects based on the draft plan. The Figure 4 below shows some of the identified missing projects.



Figure 4: Feedback on missing projects raised by youth

The top 5 things that youth who live in Waitara want:

1. Create a youth hub and improve sport facilities.
2. Additional supermarkets, cafes, and affordable food variety.
3. Affordable housing, especially for young, old (kaumatua) and homeless people.
4. More education and job opportunities, including a Māori-language immersion school (kura kaupapa) and jobs with better pay for young people.
5. Improved safety and reduced crime.

Recommendations based on consultation with youth

ID	Action	Description
Youth rec 1	Add to key moves	Develop a multi-use youth hub, as part of the library upgrade.
Youth rec 2	Add to key moves	Upgrade walking and cycle connections.
Youth rec 3	Add to key moves	Ensure land supply for new housing encourages a range of housing types, including affordable flats/units for young adults and vulnerable people (homeless and elderly).
Youth rec 4	Add to key moves	Incorporate crime prevention measures in the physical revitalisation of public spaces in the town centre.





Hapu consultation feedback

Council staff met with representatives of local hapū on the 20 March 2026 to discuss their feedback on the Draft Spatial Plan. Prior to this meeting hapū members were given a copy of the results of the “have your say” survey as attached in Appendix 2.

Hapū members emphasised that the low submission rate (of 22 percent) for people who lived in Waitara does not reflect the level of community engagement in the development of the Draft Spatial Plan. As stated earlier in this report over 300 local people inputted into the development of the draft plan.

The main concern raised by hapū was the accessibility of the plan for local people. It must be a plan which local people can read and understand. It must be relevant to the Waitara community reflects its unique identity and direct short-term priorities in the town.

Most importantly it should inform the Waitara Community Board Plan. If the project isn’t listed in the Waitara Spatial Plan then it shouldn’t be included in the Community Board Plan.

Key amendments requested:

- Improve accessibility of the plan for local people.
- Clearly outline the purpose of the spatial plan.
- Ensure that issues relating to affordable housing and lease hold land are identified as high priorities.
- Emphasise the unique character of the town being one of resilience, ongoing change and hope.
- Reframe key constraints to key influences (e.g. the river, wetlands, the coast and the cultural landscapes have shaped and will continue to influence how the town has and will grow and develop).
- Reframe actions around the town centre to make it a place to spend time in by creating more community and green spaces on West Quay and enabling local business initiatives.

Consultation key findings from the ‘Have your say’ on-line survey

Who and how people responded

Written feedback on the Draft Waitara Spatial Plan was collected via the use of an online survey form as well as submissions which were emailed, posted or handed in at Council offices. The survey and the opportunity to provide written feedback was open from 28 July 2025 to 12 September 2025.

In total 301 submissions were received. No data was collected on the gender or ages of the individuals providing the feedback. 300 submissions were from individuals, and one submission was received from Fire and Emergency New Zealand (“FENZ”).

The majority, 78 percent of the submissions were from people who did not live in Waitara. Most of these were in a very similar format, indicating submissions were based on a template.

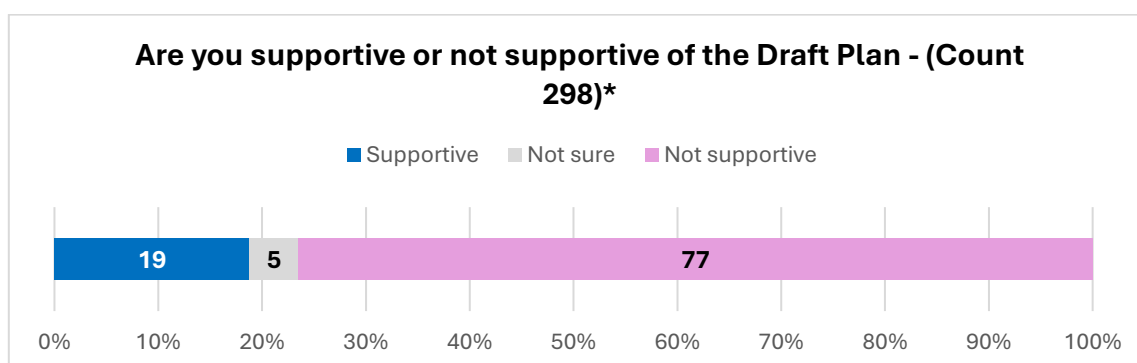
Only 22 percent of the submissions were from individuals who lived in Waitara. As stated earlier the low submission rates by people living in Waitara is likely reflective of their extensive informal involvement in the shaping of the draft plan.

A summary of all written submissions is attached in Appendix 2.

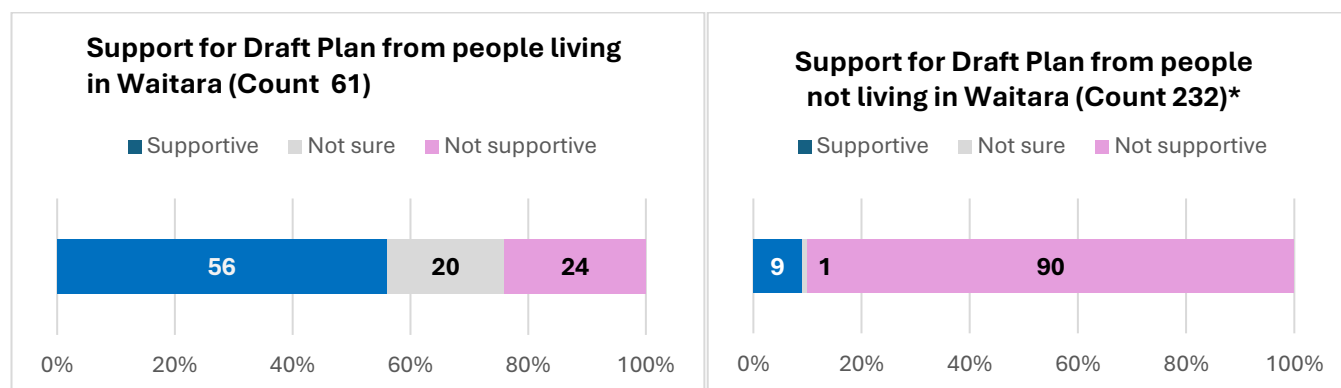
Section 1: General feedback - overall support for the draft plan

Section 1 of the online survey asked people to provide general feedback on whether they supported the Draft Waitara Spatial Plan and the reasons for this view.

185 of the 301 (61 percent) of the submissions were based on a templated response “I do not support the Draft Waitara Spatial Plan”. These template submissions significantly skewed the results, resulting in an overall 77 percent of submissions not supporting the draft plan.



The reasons given in the template submissions for not supporting the draft plan centred around concerns about the use of a partnership/co-governance model and perceived lack of consultation with New Plymouth District ratepayers who do not live in Waitara.



Support for the draft plan was considerably higher among residents of Waitara (56 percent) than non-residents (9 percent). Given that the Draft Waitara Spatial Plan is intended to reflect local needs, priorities, and aspirations, resident feedback carries proportionately greater influence. However, input from non-residents remains an important part of understanding regional perspectives and overall community interest. 20 percent of submissions from people living in Waitara were unsure about whether to support the Draft Waitara Spatial Plan. The reasons given included the complexity of the draft plan. Individuals stated they needed more time to read and fully understand the implications before forming an opinion. Others were cautiously supportive but wanted to see some adjustments made, around where and how growth would occur and sought more emphasis be placed on economic development.

Other reasons for the lack of support for the Draft Waitara Spatial Plan are summarised as follows:

Economic and financial concerns

These concerns centred on the ability of the Council to fund the number of projects listed. There was also a fear that this would result in increased rates and financial burden on residents. Questions were also raised about the general feasibility of the projects listed.

Infrastructure, environmental and development issues

These included concerns that the draft plan still enabled flood-prone areas to be developed. Submitters considered there was a lack of clarity on insurance implications for properties in hazard zones. Concerns were also raised about whether the proposed traffic restrictions and pedestrianisation of the town centre would affect businesses.

Partnership and co-governance concerns

185 submissions received through the online survey did not support the draft plan due to concerns that it represented a form of co-governance. This feedback highlights the need for Council to support a clearer community understanding of the distinction between partnership arrangements and co-governance. The Draft Waitara Spatial Plan has been developed *in partnership* with the two local hapū recognised through the Waitara Lands Act—Manukorihi and Otaraua. Funding for the spatial plan was included in Council's Long-Term Plan following strong advocacy from these hapū and Te Kōwhatu -te -Moana Trust, who emphasised the

importance of creating a vision for Waitara that reflects community aspirations and leads to appropriate outcomes for the people of Waitara. Establishing a partnership approach is entirely appropriate given the recognition of Te Tiriti-based- partnerships at both national and local government levels.

Local government, as a delegate of the Crown, must give effect to Treaty principles such as partnership, active protection, rangatiratanga, mutual benefit, and informed decision-making. These principles frame how councils work with Māori in long-term and spatial planning. In practice, this means:

- Building meaningful, ongoing relationships with mana whenua.
- Supporting Māori aspirations for their people and places.
- Ensuring Māori perspectives inform strategic planning, not just site-specific decisions.

The National Policy Statement on Urban Development (NPSUD) strengthens the requirement for councils to take Treaty principles into account in urban planning. It emphasises early, meaningful engagement with iwi and hapū, recognising their values and aspirations, and providing opportunities for involvement in decision making. This includes:

- Ensuring planning decisions enable Māori to live in ways that support cultural expression (e.g., papakāinga housing, proximity to whenua, recognition of sites of significance).
- Ensuring future development strategies are aligned with Treaty obligations.

In summary the partnership between Council and hapū through the development of the draft plan is not co-governance. The decision-making for the Waitara Spatial Plan sits with Council/elected members.

Māori partnership in planning refers to working collaboratively with mana whenua or local hapū to ensure their knowledge, values, and perspectives help shape proposals. This can include advisory roles or co-design processes, but it does not involve shared formal decision-making authority. In contrast, co-governance refers to legally or formally established arrangements in which Māori and the Crown (or a council) share decision-making power, often with equal voting rights.

Some organisations or processes use the term “co-governance” loosely to describe advisory or partnership arrangements, which has caused confusion, but such arrangements do not constitute co-governance because they do not transfer governance authority. Therefore, partnering with local hapū to help develop a spatial plan - where hapū provide guidance, insights, and cultural leadership - remains a form of partnership, not co-governance.

Section 2: Specific feedback on key parts of the Draft Waitara Spatial Plan

Section 2 of the survey asked for feedback on key parts of the draft spatial plan.

The key findings on Section 2 more accurately represent the detailed assessment of the outcomes in the draft plan as the template submissions only answered Section 1 of the survey.

In general, feedback highlighted strong support of the vision statement and key moves relating to increasing resilience, town centre revitalisation, and cultural inclusivity. However, concerns were raised about the ability to pay for projects and whether the current infrastructure could support growth.

Comments supporting the key moves:

There was strong support for key moves which enabled local economic growth which was in keeping with the culture and identity of Waitara:

- *“Support the Māori whakaaro as it enhances the area and goals and is sustainable.”*
- *“I support the move to grow housing into a safer area.”*
- *“I am in full support of these moves for Waitara. A growth in employment and in our economy would be huge growth for our town.”*
- *“Housing for the ageing population, new swimming pool, more footpaths, keeping the natural feel and identity of the town and not making it like New Plymouth, upgrade the Library to a bigger space.”*

Comments about what is missing:

Submissions requested that the plan place more emphasis on improving local roads, cycle tracks and public transport. The main request was the need to upgrade local roads by providing more footpaths and better street lighting. There was a concern some streets were not suitable for bike riding or mobility scooters.

Submissions also focused on social issues. These included:

- *“Concern about crime and desire for safer public spaces”.*
- *“Concern from older residents about parking and ease of access to services”.*
- *“Leasehold lands are eventually faded out and leaseholders are supported to live a quality of life as opposed to struggle street and having to sell up.”*

Comments on the Northwestern/ Johnston Street growth area proposal

In relation to the “new key local roads” shown on the western side of the future growth and land use map (Figure 2 above), a resident on Johnston Street provided a detailed submission outlining their opposition to the street becoming the main access road into the northwestern growth area.

The street currently services seven residential houses and a farm. The submitter described the street as follows:

- *“Apart from the truck movements, when the contractor on the farm is doing a job, the road is generally quiet and safe”.*
- *“There are no footpaths, lighting etc as it is a rural area, and stock are kept on the properties on the northern side of the street”.*

They opposed the use of Johnston Street as the main access to Waitara west for the following reasons:

- The road would become a racetrack.
- The road would cut through productive farmland and be hazardous for stock movement.
- It would have a negative impact on the quiet rural amenity of existing properties.

Instead, the submission suggested that Waitara west should be accessed from Ranfurly Street which joins onto Raleigh Street opposite Stafford Street. This area is already zoned residential.

In response to feedback, Council Officers sought advice on the most appropriate placement of a new road to support residential expansion to the northwest of Waitara. NPDC's Transportation Safety Engineer indicated that the preferable location of a new local road would be Ranfurly Street. This location would better support phasing of development from the east to west and is a more cost-effective option as it is closer to existing infrastructure. This phasing preference aligns with three waters planning and implementation.

Recommendations based on consultation submissions

ID	Action	Description
Written submissions rec1	Prioritise resilience and infrastructure projects in the key moves	Climate change adaptive planning and stormwater modelling and wastewater upgrades need to be completed before the growth areas (for both infill and greenfield development) can be confirmed.
Written submissions rec 2	Revitalise the Town Centre	The revitalisation of the town centre is more than just placemaking it is about understanding the opportunities to undertake catalyst projects to encourage local investment.
Written submissions rec 3	Targeted economic and social development aligned to place	Economic and social development needs to be aligned with local identity and strengths. It also needs to address the impacts and opportunities of leasehold properties.
Written submissions rec 4	Simplify the Spatial Plan document and reduce number of key moves	Reduce the number of key moves and clearly indicate which projects have funding and stage other projects to avoid over-promising.
Written submissions rec 5	Clarify that the Waitara Spatial Plan is for the people of Waitara	Include statements early in the plan that the Waitara Spatial Plan has been developed by and is for the people of Waitara.
Written submission rec 6	Amend the road access to the Northwestern / Ranfurly Street Growth area	The preferable location of a new local road to support the new development in the northwest of Waitara is Ranfurly Street not Johnston Street.

Next Steps



1. **Council officers to discuss these findings with key stakeholders.**

2. **Council officers to prepare proposed amendments and report back to Council.**

Based on the recommendations in this report and feedback from key stakeholders, Council staff will prepare a report to Council with proposed amendments to the Draft Waitara Spatial Plan.

Appendix 1:

The follow table is a combined table summary of all recommendations across all consultation feedback and submission gathering formats for Tiritiri o Mātangi - Waitara Spatial Plan.

ID	Action	Description
Stakeholder Rec 1	Simplify the Draft Plan	Combine related key moves and clearly show which actions should be removed. Where possible remove repeated points, technical detail, and jargon. Ensure that language is plain and clear.
Stakeholder Rec 2	Clarify funding and implementation	Include clear timelines and responsibilities for each action, explain funding needs and where partnerships may be required, and use simple, specific wording so actions are clear and actionable.
Stakeholder Rec 3	Review services and development at Waitara West	Summarise how the development could be phased over time, explain what infrastructure (roads, footpaths and facilities) will support it, and clarify the types of industries expected in the industrial zone.
Stakeholder Rec 4	Identify missing projects or considerations	Projects to consider (noting all would require funding): • Including a youth hub or youth-friendly space as part of the library upgrade. • Long-term future of Waitara leasehold properties. • Strengthening connections of the Waitara community as well as existing and new clubs and organisations. • Food security initiatives. • Continued emergency management efforts and Waitara-specific communications.
Stakeholder Rec 5	Update Maps for Clarity	• Simplify and change colours used in maps for easier reading. Amend to show precincts. • Add a map showing key transport links to parks, schools, and community facilities.
Drop-in days rec 1	Simplify the draft plan	Remove repetition, technical information and jargon.
Drop-in days rec 2	Add projects to the key moves	Add projects to create a youth hub, to encourage the use of renewable energy and food security (while noting these would need funding).
Drop-in days rec 3	More work needed on economic growth key moves	Provide more information on whether tourism and leasehold properties would be included in an economic and social development plan/ strategy for Waitara and a description of what 'catalyst projects' in the town centre and how social inequities could be addressed.

ID	Action	Description
Drop-in days rec 4	More explanation required on where urban growth can go and why	Draft plan to include pros and cons of different types of development (greenfield vs infill) and spreading development on both sides of the river (East and West).
Youth rec 1	Add to key moves	Develop a multi-use youth hub, as part of the library upgrade.
Youth rec 2	Add to key moves	Upgrade walking and cycle connections.
Youth rec 3	Add to key moves	Ensure land supply for new housing encourages a range of housing types, including affordable flats/units for young adults and vulnerable people (homeless and elderly).
Youth rec 4	Add to key moves	Incorporate crime prevention measures in the physical revitalisation of public spaces in the town centre.
Written submissions rec1	Prioritise resilience and infrastructure projects in the key moves	Climate change adaptive planning and stormwater modelling and wastewater upgrades need to be completed before the growth areas (for both infill and greenfield development) can be confirmed.
Written submissions rec 2	Revitalise the Town Centre	The revitalisation of the town centre is more than just placemaking it is about understanding the opportunities to undertake catalyst projects to encourage local investment.
Written submissions rec 3	Targeted economic and social development aligned to place	Economic and social development needs to be aligned with local identity and strengths. It also needs to address the impacts and opportunities of leasehold properties.
Written submissions rec 4	Simplify the Spatial Plan document and reduce number of key moves	Reduce the number of key moves and clearly indicate which projects have funding and stage other projects to avoid over-promising.
Written submissions rec 5	Clarify that the Waitara Spatial Plan is for the people of Waitara	Include statements early in the plan that the Waitara Spatial Plan has been developed by and is for the people of Waitara.
Written submission rec 6	Amend the road access to the Northwestern /Johnston Street Growth area	The preferable location of a new local road to support the new development in the northwest of Waitara is Ranfurly Street not Johnston Street.

Appendix 2:

Summary of written submissions

This report summarises the written submissions received on Tiritiri o Mātangi - Waitara Spatial Plan: The 30+ year vision for the future of Waitara (“Draft Waitara Spatial Plan”). The Draft Waitara Spatial Plan was open for written submissions from 28 July 2025 to 12 September 2025.

People could provide written comments by completing an on-line survey which was hosted on the New Plymouth District Council “Have your say” website. Paper copies of the survey were also available at locations around Waitara, for those less inclined to respond digitally. In addition, people were also able to email, post, or deliver any feedback to Council offices.

Who submitted?

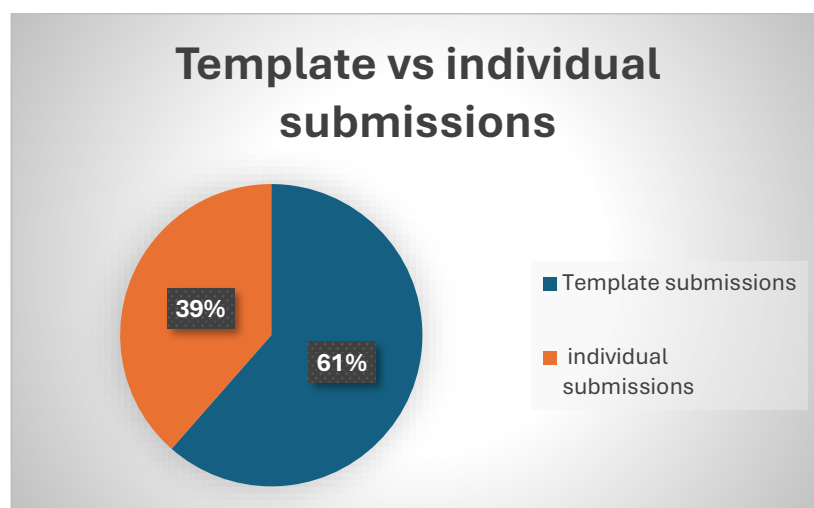
In total 301 submissions were received on the Draft Waitara Spatial Plan. No data was collected on the gender or ages of the individuals providing the feedback. 300 submissions were from individuals, and one submission was received from Fire and Emergency New Zealand (“FENZ”).

Dominance of a template submission “I do not support the Draft Waitara Spatial Plan”

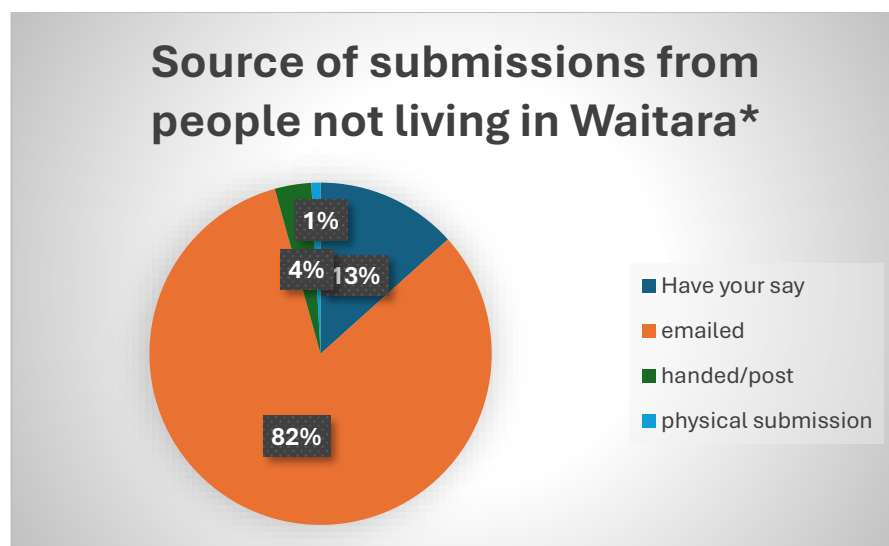
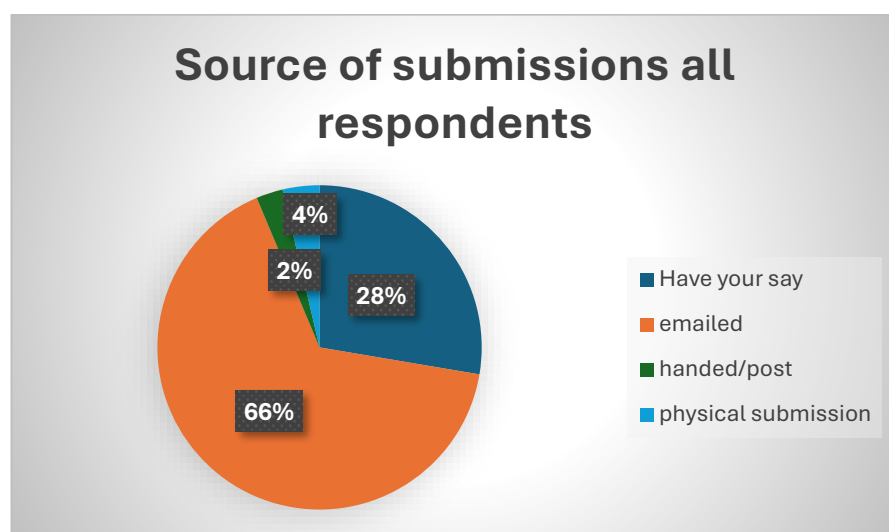
185 or 61 percent of the submissions were from individuals who did not live in Waitara and were based on a template “I do not support the Draft Waitara Spatial Plan”.

All the template submissions were emailed, posted or handed in to Council offices.

These template submissions significantly skew the survey results.



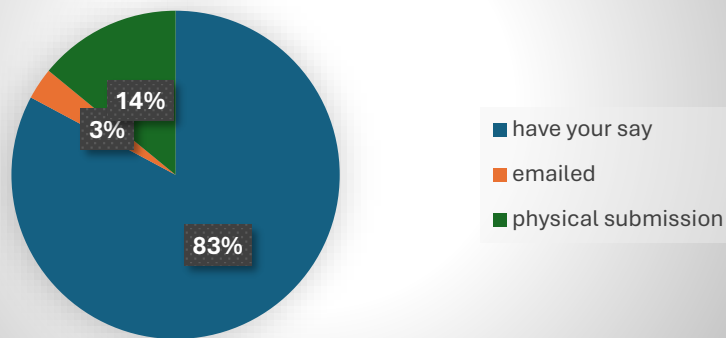
How feedback was provided



*This is based on people who responded “No” to living in Waitara (N= 232).

Emailed submissions which were not based on the “Have your say” on-line survey as the main source of submissions aligns with the dominance of the template submission. Only 13 percent of people who do not live in Waitara used the NPDC “Have your say page” on-line survey.

Source of submission from people living in Waitara*



*N=64 number of respondents who answered “yes” to living in Waitara

In contrast 83% of people who answered “yes” to living in Waitara used the “Have your say” on-line survey.

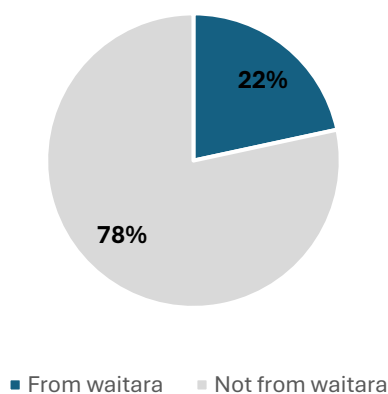
Section 1: General Feedback

The on-line survey contained two sections. The first section asked people to provide general feedback on where they lived, their connection to Waitara and whether they supported the Draft Plan.

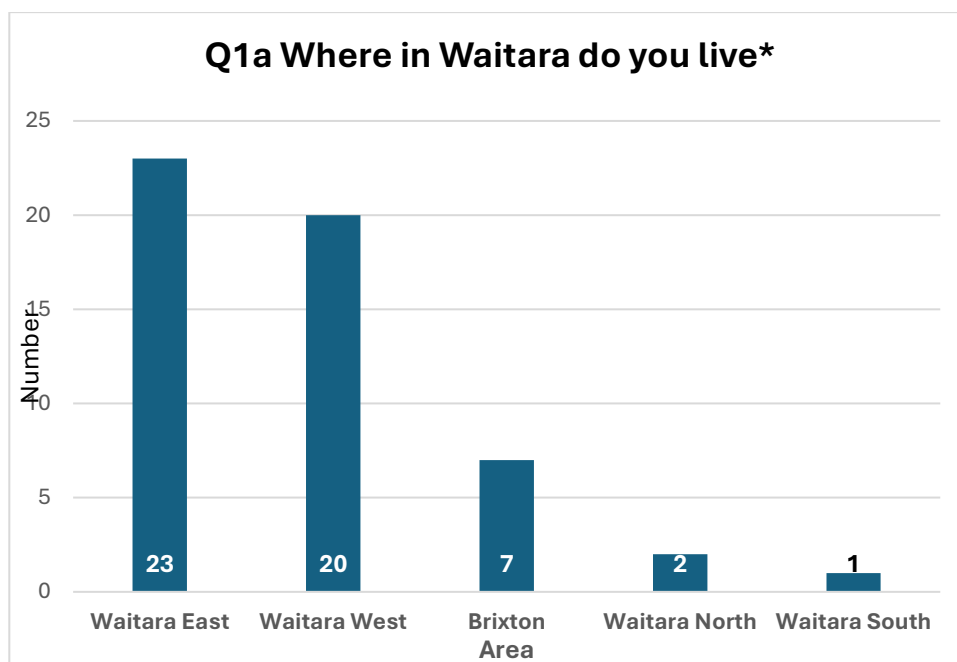
1. Question - Where do you live?

295 out of the 301 respondents answered this question. 232 or 78 percent of the submissions were from people and organisations (FENZ) who did not live in Waitara. 64 or 22 percent of the submissions were from individuals who lived in Waitara.

Q1. Are you from Waitara?

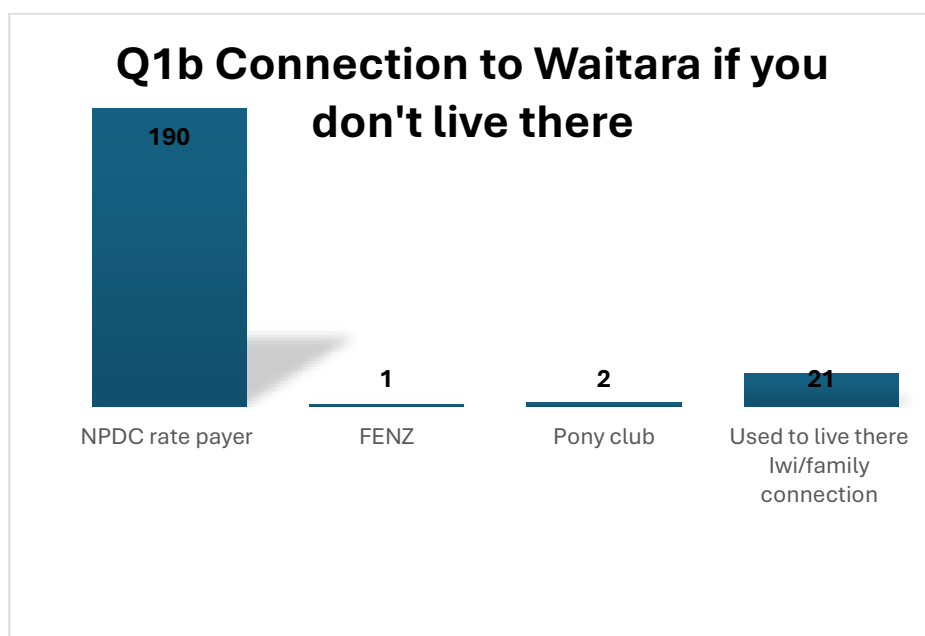


1a: What Waitara suburb do you live in?



* Count =53 (11 people who lived in Waitara did not answer this question)

1b: Connection to Waitara



*This is based on a count of 214 respondents who answered “no” to living in Waitara.

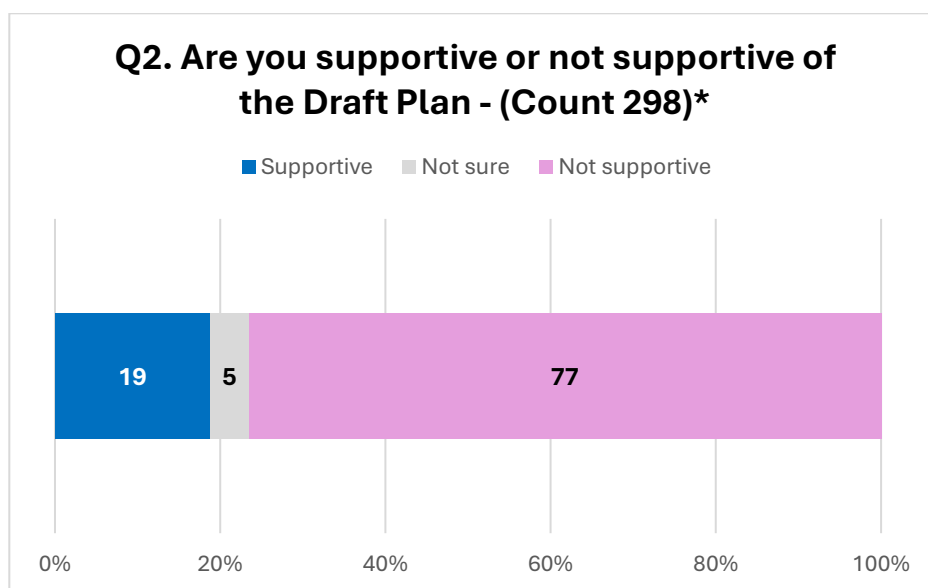
The template submission dominated the responses to this question, as they all stated that they were a New Plymouth District Council ratepayer.

Concerns about the Waitara Pony Club

Two responses received from individuals, who stated that attending the Waitara Pony Club (“WPC”) was their connection to Waitara, were not supportive of the Draft Plan. They were worried about what would happen to the Pony Club grounds and made the following suggestions:

- the proposed cycleway goes around the outside of WPC grounds
- the proposed cycleway is a shared trail with cyclists, pedestrians and horses
- the shared trail could be part of a loop trail from WPC to West Beach alongside Marine Park, onto the beach, along to Short Street and back to WPC
- if the cycleway/shared trail is built, remove the existing fenced walkway through WPC grounds because pedestrians can use the shared trail
- horses should be considered for any other suitable walkways / cycleways in the Waitara area.

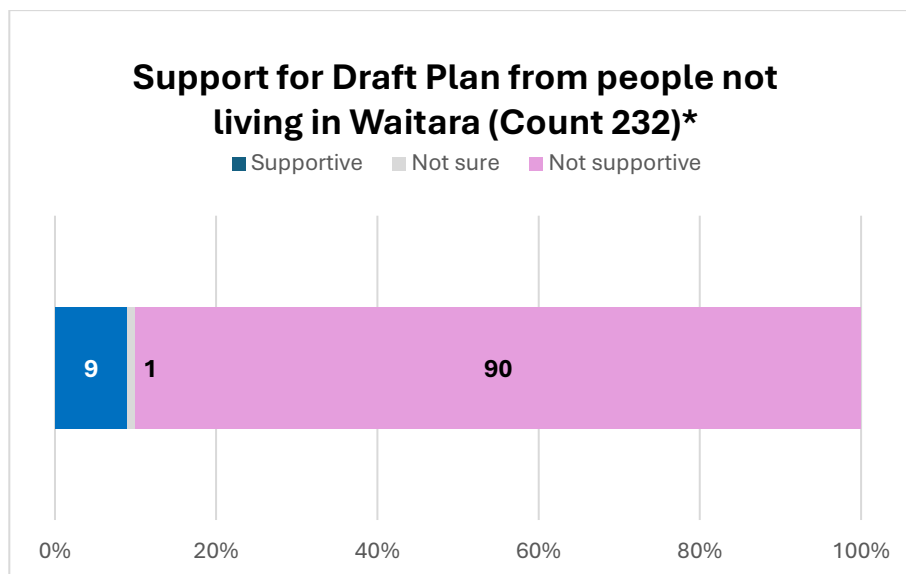
2. Question - Are you supportive or not supportive of the draft spatial plan?



* Three people out of the total 301 respondents did not answer this question.

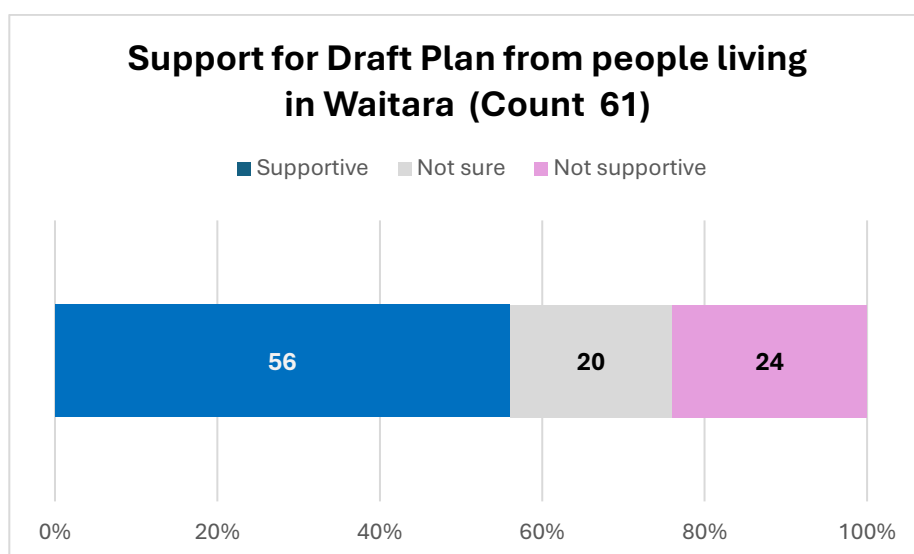
As stated above the 185 template “I do not support the Draft Waitara Spatial Plan” submissions have significantly skewed the results.

The impact of these template submissions is more obvious when we look at the level of support from respondents who do not live in Waitara.



*This is based on 232 respondents who answered “No” to living in Waitara.

In contrast there is a much higher levels of support for the Draft Waitara Plan from people living in Waitara. As none of the template submissions are from Waitara these results are unaffected by the template submissions.



*Based on 61 respondents who answered Yes to living in Waitara and answered the question. Noting that 3 didn’t answer the question.

3. Question - Reasons why people don’t support the Draft Waitara Spatial Plan

Count =228

Feedback from people that do not support the Draft Waitara Spatial Plan is summarises into the following five themes:

1. Planning and governance concerns

- Lack of transparency and democratic process.
- Decisions made without proper public consultation.
- Perception of underhanded or secretive development.
- Strong opposition to co-governance and partnership models with iwi/hapū.
- Concerns about unelected entities having decision-making power.
- Belief that the plan undermines democratic representation and ratepayer rights.

2. Economic and financial concerns

- Fear of increased rates and financial burden on residents.
- Rising cost of living exacerbated by council spending.
- Concerns about funding allocations and undisclosed payments to iwi/hapū.
- Belief that the plan is fiscally irresponsible and unaffordable.
- Requests to delay implementation until existing debt is reduced.

3. Community impact

- Perception that the plan is divisive and promotes racial segregation.
- Concerns that the plan does not reflect the views of the wider community.
- Belief that the plan prioritizes one group over others.
- Worries about social cohesion and fairness in representation.

4. Infrastructure and development issues

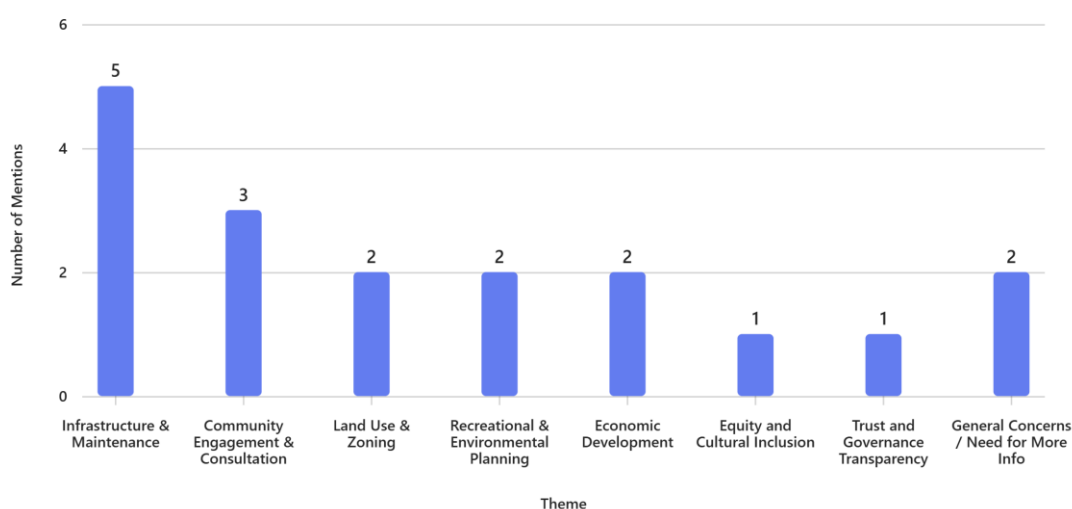
- Concerns about traffic restrictions and pedestrianization affecting businesses.
- Worries about flood-prone areas being developed.
- Lack of clarity on insurance implications for properties in hazard zones.
- Questions about the feasibility and practicality of proposed developments.

5. Environmental and cultural considerations

- Mixed views on cultural representation. Some support historical recognition, others oppose perceived cultural bias.
- Concerns about environmental risks and land use changes.

Feedback from people not sure

Count N =14 (but chart adds up to 18 as people have multiple reasons).



1. Infrastructure and maintenance concerns

- Flooding and drainage issues: Repeated concerns about flooding and poor drainage, especially on Parris Street.
- Water and wastewater systems: Requests for upgrades to existing infrastructure to protect current residents and businesses.
- Maintenance planning: Criticism of council's lack of long-term planning for infrastructure maintenance and replacement.

2. Community engagement and consultation

- Timing and communication: Frustration over late notification of consultation meetings, limiting participation.
- Complexity and time constraints: Some felt the plan was too complex to respond to thoroughly without significant time investment.

3. Equity and cultural inclusion

- Acknowledgement of all cultures: Desire for equal representation and consideration in future development.

4. Land use and zoning

- Farmland conversion: Concerns about productive farmland being rezoned for residential use while other areas remain untouched.
- Expansion vs. intensification: Support for expanding Waitara's footprint and enabling housing intensification.

5. Recreational and environmental planning

- Cycleway and shared trails: Suggestions for rerouting and redesigning proposed cycleways to accommodate horses, pedestrians, and cyclists.
- Waitara Pony Club: Concern about the club's future in light of proposed changes.

6. Economic development

- Business growth and employment: Lack of focus on attracting businesses, creating jobs, and supporting local shopping.
- Need for amenities: Requests for a second supermarket, health facilities, and more independent retail options.

7. Trust and governance transparency

- Questions about a trust: Requests for more information about a trust mentioned in the plan—its members, purpose, and meeting minutes.

8. General concerns

- Supportive but cautious: Some are open to the plan if adjustments are made.
- Need for more information: Several respondents indicated they hadn't read the full plan and needed more details before forming an opinion.

Section 2: Feedback on key parts of the draft spatial plan

Only 67 or 22 percent of the respondents answered Section 2 of the on-line survey.

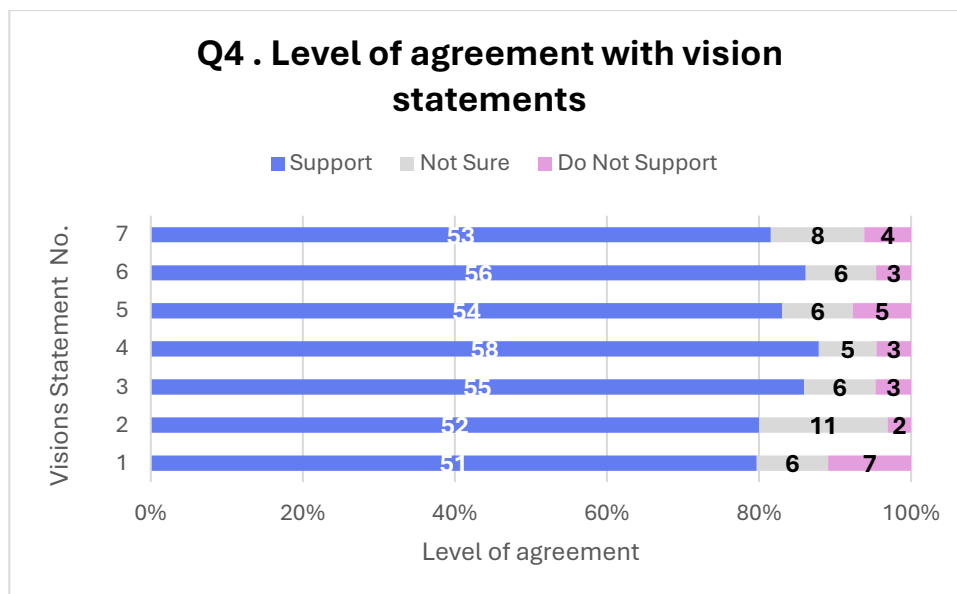
None of the templated submissions responded to any questions in Section 2.

4. Question - Vision statements

Count N = 66

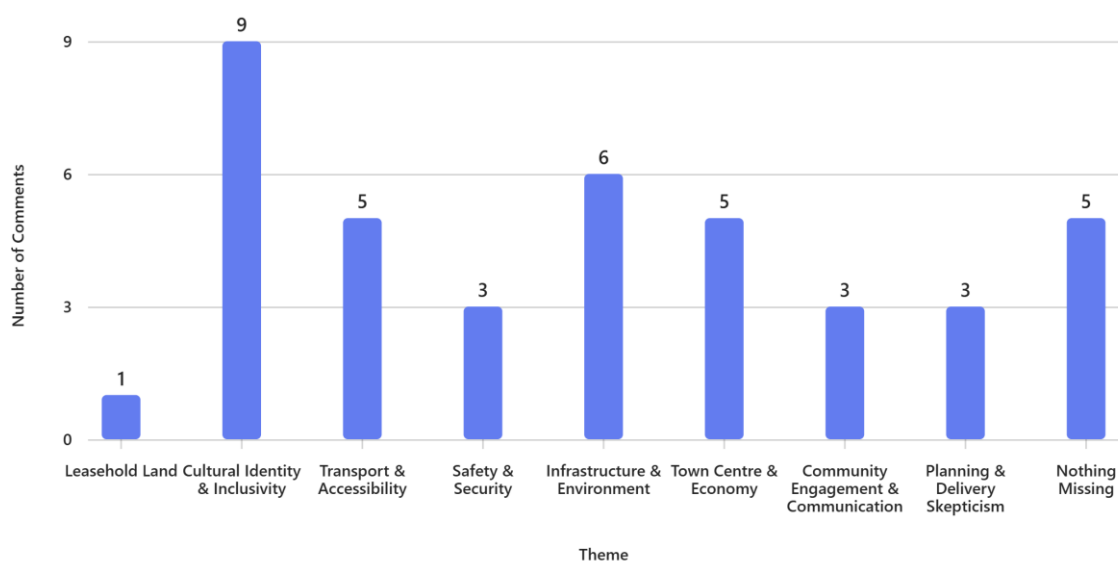
The vision of Waitara 2055

Q4. The below statements are part of the future vision of Waitara. Please read each statement and let us know if you think they are right.
1) Waitara's Maori cultural history is recognised, visible and celebrated in a tangible way that is reflected in civic and open spaces
2) Waitara and its people are thriving and rangatahi, pakeke and kaumatua can stay and live in Waitara.
3) The mauri and health of Waitara waterbodies is protected, and where appropriate enhanced and restored.
4) Development is carefully planned to make best use of existing infrastructure
5) Waitara and its people are resilient to natural hazards and able to adapt to future climate change effects
6) Accessibility and movement throughout Waitara and beyond is easy.
7) Waitara town centre is vibrant, services the community and is a safe place for everyone.



5. Question - What is missing from the vision statement?

Count N=40



Nothing Missing

Five comments expressed overall satisfaction with the vision, using phrases such as:

- “Nothing missing”
- “Looks good”
- “All good”
- “Sounds good”

- “Everything has been covered”

These responses suggest that some community members feel the plan aligns well with their expectations.

Theme 1: Leasehold land

1 comment addressed leasehold land:

- *“Leasehold lands are eventually faded out and leaseholders are supported to live a quality of life as opposed to struggle street and having to sell up.”*

Key Insight: There is a desire for a transition away from leasehold arrangements and support for leaseholders to achieve financial security and quality of life.

Theme 2: Cultural identity and inclusivity

9 comments

- Strong emphasis on preserving Waitara’s unique identity and culture.
- Support for Iwi and hapū involvement in decision-making.
- Requests for English translations alongside Te Reo Māori.
- Suggestions for cultural spaces such as an Art Centre or Museum.

Key Insight: The community values cultural heritage and inclusivity.

Theme 3: Transport and accessibility

5 comments

- Calls for a monorail or reliable public transport linking Waitara to neighbouring centres.
- Concerns about cycling safety and speeding traffic.
- Support for paper road access, walkway completion, and better hospital connectivity.

Key Insight: Improved transport options and safer active travel routes are high priorities.

Theme 4: Safety and security

3 comments

- Requests for street lighting, security cameras, and community patrols.
- Derelict buildings identified as health and safety hazards.

Key Insight: Safety infrastructure and community-led initiatives are seen as essential for wellbeing.

Theme 5: Infrastructure and environment

6 comments

- Concerns about aging stormwater and wastewater systems.
- Opposition to stream daylighting due to cost and child safety risks.
- Support for green spaces, climate resilience, and energy poverty solutions.

Key Insight: Infrastructure upgrades and environmental sustainability are critical concerns.

Theme 6: Town Centre and economy

5 comments

- Frustration with dilapidated shopfronts and absentee landlords.
- Desire to revitalize the town centre and support local businesses.
- Concerns that pedestrianisation may harm remaining shops.

Key Insight: Economic revitalization and enforcement on property maintenance are urgent needs.

Theme 7: Community engagement and communication

3 comments

- Some found the questions unclear or difficult to understand.
- Requests for better communication and inclusive language.
- Appreciation for the opportunity to provide feedback.

Key Insight: Clearer communication and inclusive engagement processes are needed.

Theme 8: Planning and implementation issues

3 comments

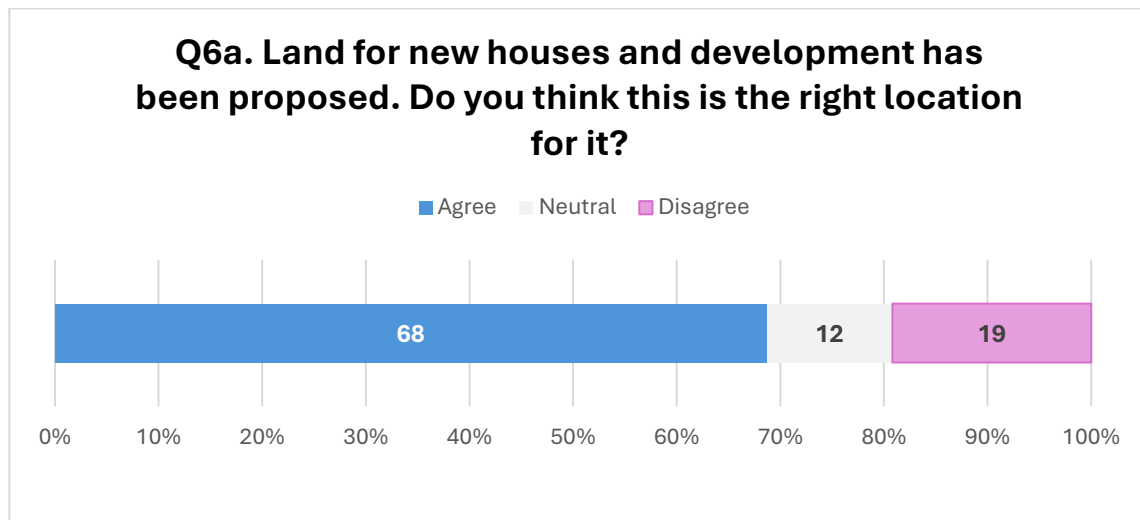
- Doubts about whether the vision will be delivered.
- Concerns that some statements are vague or unrealistic.
- Questions about what is actually being fixed.

Key Insight: Building trust through transparent timelines and accountability is important.

6. Question – Feedback on proposed future growth and land use map

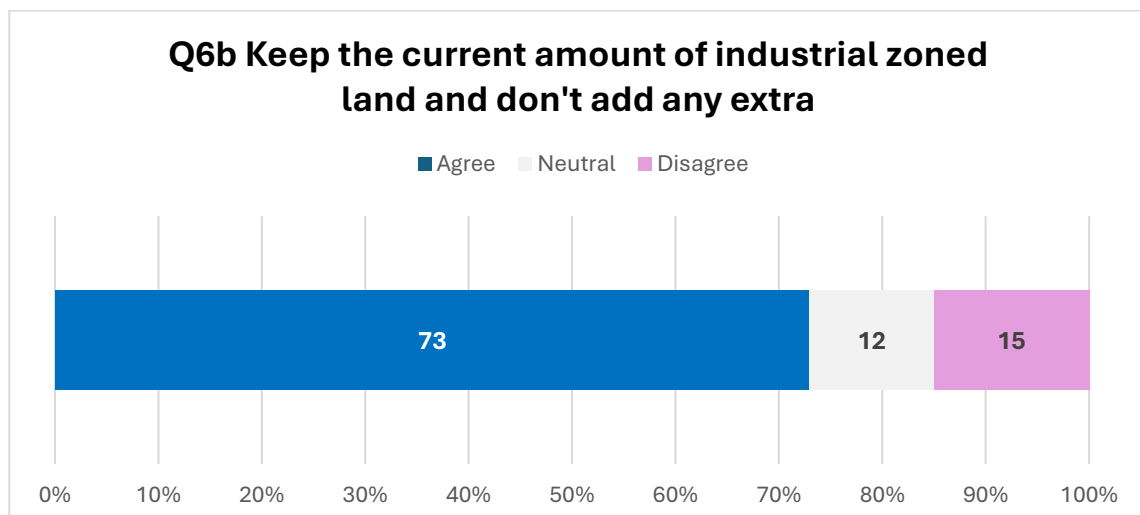
Q6a. Land for new houses and development has been proposed. Do you think this is the right location for it?

Count N= 57



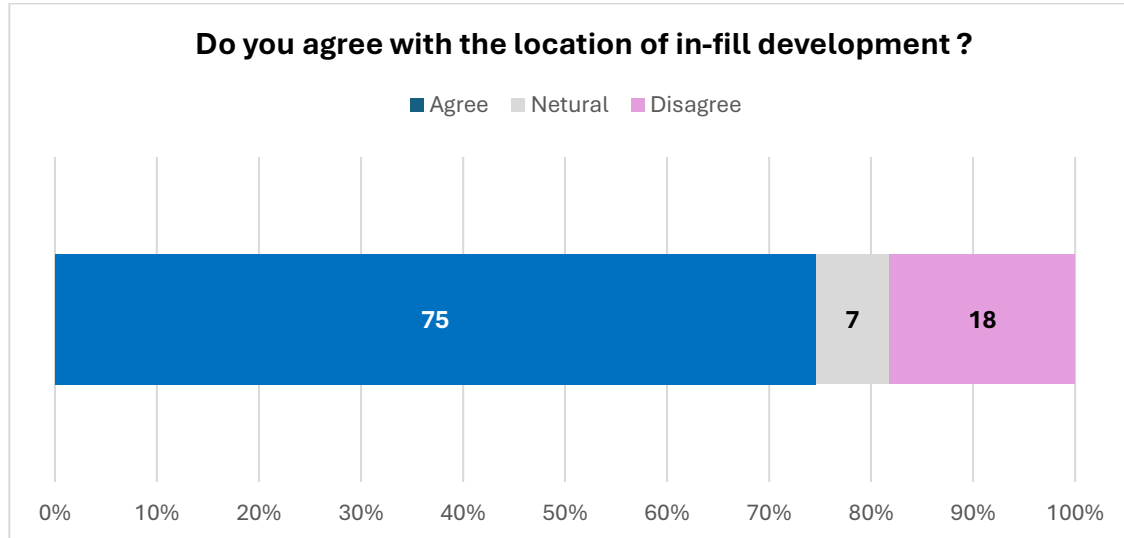
Q6b. We understand that there is already plenty of land zoned as heavy industrial land. The draft spatial plan recommends that we stick with the current industrial zoning and don't add more.

Count N = 52



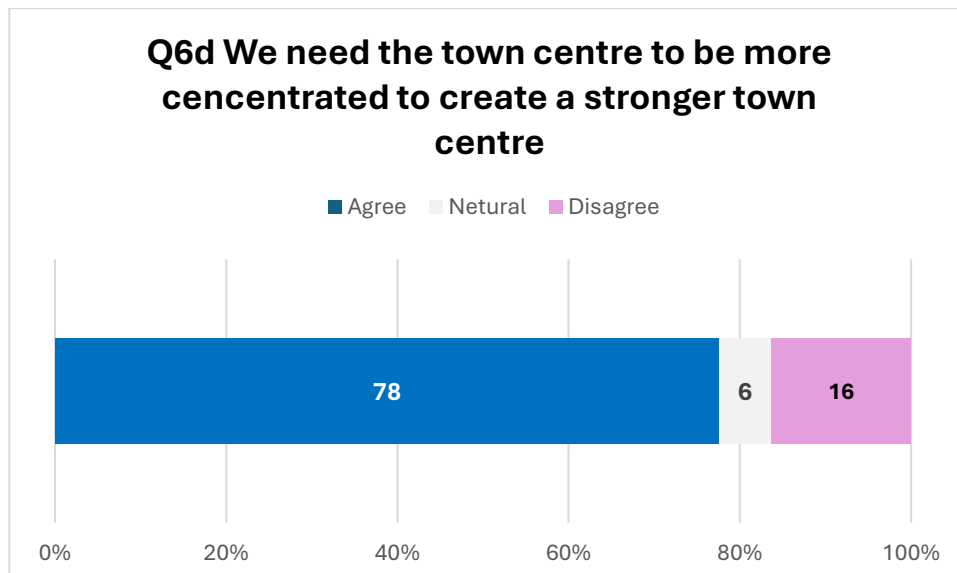
Q6c. The proposed future growth and land use map shows the best places to build new homes on smaller sized lots (infill). These places have good pipes, other services, and have less issues with flooding. Do you think this is the right location for this type of development?

Count N= 55



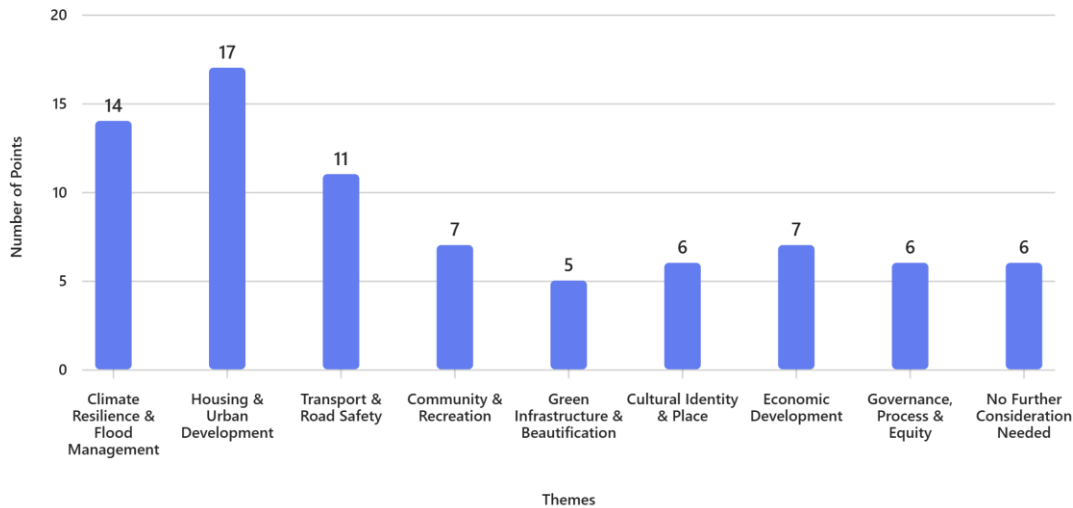
Q6d. To make better use of space in the town centre the draft spatial plan proposes that the town centre is concentrated in a particular area to add more activity and create a stronger town centre feel.

Count N = 49



Q6e. Is there anything else you think we should consider adding to the proposed future growth and land use map?

Count N= 37



Climate resilience and flood management

- Improve hazard map colouring and overlay hazard and future use maps.
- Avoid development in low-lying Brown Road area and other flood-prone zones.
- Prioritise northeastern elevated farmland and high ground over the highway for residential growth.
- Increase wetlands and soil-holding capacity to manage flooding and drought.
- Ensure stormwater management in new developments doesn't worsen downstream flooding.
- Medium density Area C is affected by a stormwater flooding hazard overlay: need to model housing yield conservatively.
- Entire Waitara township is under stormwater flooding overlay, clarity is needed on how Council will assess infill suitability.
- Natural hazards are common and development should be directed to safer areas.
- New development area may be a swamp and may not be suitable for development.
- Cracroft Street dump and other contaminated sites should be core sampled and tested before excavation.
- Land at Waitara River Mouth should be turned into a Nature/Marine Reserve to mitigate sea level rise.

Housing and urban development

- Encourage housing and services in East Waitara, especially for those with limited transport options.
- Promote elevated land for housing to attract new residents and improve climate resilience.
- Area A is ideal for growth: elevated, good ground, well-connected to infrastructure.
- Strong opposition to using Johnston Street as a main access route to Waitara West would prefer the Ranfurly Street extension.
- Support for infill development in the east; concerns about infrastructure in the west.
- Infill areas like Bayly Street and Webb property should be considered.
- 16ha FUZ block could be developed into lifestyle properties with self-managed infrastructure and protection of Waiari Stream.
- Old Clifton Park could be repurposed for housing, as it is currently underutilised.
- Affordable undeveloped land within town boundaries should be prioritised.
- New development land not within walking distance to schools/daycare. This needs reconsideration.
- Industrial proximity to housing raises concerns.
- Small sections may suit older people but not families.

Transport and road safety

- Reduce speed limits and add speed humps in the CBD.
- Add more 2-hour parking to encourage visitors.
- Install a roundabout at Grey and High Street West.
- Narrow streets in Zone C and add more trees.
- Plan for safer roads with population growth.
- Add EV charging stations.
- Build another bridge near the river mouth.
- Improve connectivity for walking, mobility scooters, and cycling, especially linking Area A to CBD and schools.
- Formalise informal paths and explore rail corridor opportunities.
- Include cultural storytelling and wayfinding to enhance tourism.

Community and recreation

- Retain Ranfurly Park pony and adult riding club. These are important for wellbeing and community.
- Create a community drop-in centre for mobile workers.
- Support for community groups to connect and share skill, including gardening, social groups involving rangatahi to kaumatua.
- Pukekohe Domain (Camp Reserve) should be preserved; add a half court and hoop for local kids.
- Clean up old landfill areas like behind the golf course. It is a pollution hazard.
- Keep beach tidy and log-free.

Green infrastructure and beautification

- Mandate tree planting on berms and small parks in new developments.
- Trees help moderate temperature and improve visual appeal.
- Paint shop fronts vibrant colours and maintain hanging baskets.
- Remove dilapidated buildings and convert areas into green spaces for community use.

Cultural identity and place

- Consider changing street names to reflect the people of Waitara.
- Support for town centre development near the river with public amenities.
- West Quay proposed as a future commercial hub with shops, restaurants, and apartments.
- Town centre consolidation is already happening. Need to focus on vibrancy and experience.
- Solar panel farms proposed at:
 - Waitara Central School
 - Marine Beach (Otupaiia Park)
 - Pony Club
 - Bayly Street / Princess Street

Economic development

- Attract non-industrial employers: childcare, professional services, shared workspaces.
- Support home businesses.
- Extend business hub up the main street to Cracroft intersection.

- New development seen as positive for town growth.
- Need another supermarket.
- Promote Waitara as a destination, e.g., Thursday events with coordinated shop openings and RSA meals.

Governance, process and equity

- Concerns about climate change messaging. Need to focus on people first.
- Opposition to identity-based planning, need an inclusive approach.
- Ensure hapū are informed and involved in development proposals.
- Clarify land ownership and process transparency for new housing areas.
- Avoid overpromising, need to acknowledge funding limitations.
- Call for action over talk Council needs to be able to implement plans meaningfully.

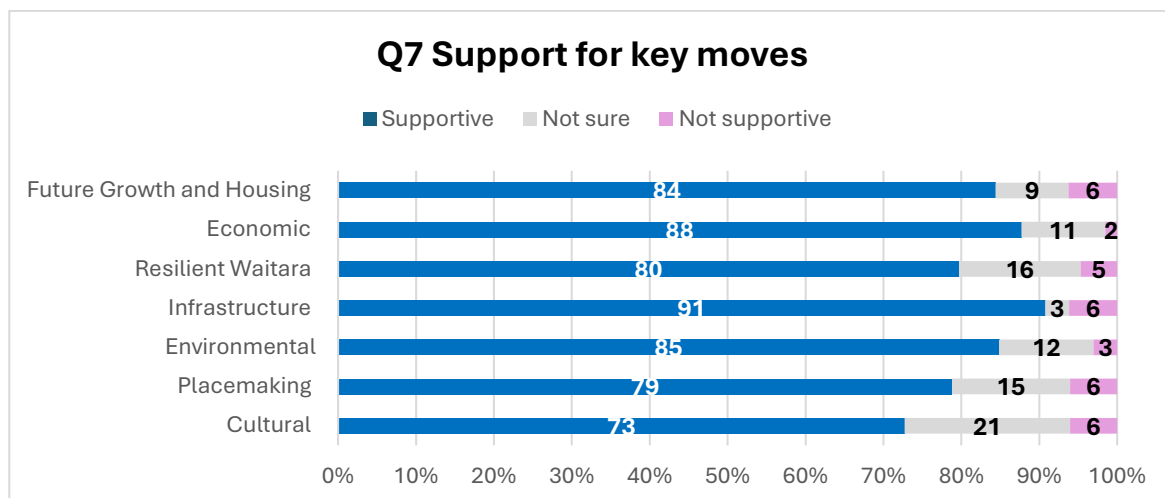
No further consideration needed

- Strong opposition to Johnston Street extension.
- Support for elevated land and Area A for housing.
- Retaining Ranfurly Park clubs is a priority.
- Green infrastructure and tree planting are essential.
- Acknowledgement that funding is limited to avoid overpromising.
- Town centre consolidation is already occurring.

7. Question - Feedback on the 'key moves' to help shape Waitara's future.

Count: N = 66 (but not all submitters responded to every key move).

Key moves	Supportive	Not sure	Not supportive	Total
Cultural - Supporting Waitara's rich cultural history through the ongoing protection of sites and areas of significance to Māori as well as celebrating the town's people and identity	48	14	4	66
Placemaking - Enhancement of West Quay supporting connections to and from the coastal walkway, Otupaiia Marine Park and the town centre.	52	10	4	66
Environmental - Protecting and enhancing waterbodies in the Waitara catchment as well as restoring landscapes and finding remedial solutions for historic landfills.	56	8	2	66
Infrastructure - Better planning for safe roads, buses, water pipes and communities' facilities.	59	2	4	65
Resilient Waitara - Planning for a resilient township as more significant weather events impact the river and coastal environment.	51	10	3	64
Economic - Supporting enhancement and vibrancy in the town centre.	57	7	1	65
Future Growth and Housing - Planning for growth in the Waitara area in locations that are outside of hazard zones.	54	6	4	64



8. Question - Do you have feedback on the key moves? Are there any that we're missing?

Count: N=35

Support for key moves:

These comments explicitly support the proposed key moves or express general agreement:

- “All good”.
- “I am in full support of these moves for Waitara. A growth in employment and in our economy would be huge growth for our town.”
- “Supportive of all these goals in the long term.”
- “I support the move to grow housing into a safer area.”
- “I think West Quay is the best place for development it is where the walkway is and gets the sun all day and would be the easiest place to develop the town centre.”
- “Support the Māori whakaaro as it enhances the area and goals and is sustainable.”
- “Extension of the coastal walkway to Waitara is needed. I believe a lot of people would use this facility if anything for its health benefits.”
- “Housing for the ageing population, new swimming pool, more footpaths, keeping the natural feel and identity of the town and not making it like New Plymouth, upgrade the Library to a bigger space.”

Missing Elements or Gaps

1. Transport and safety

- Safe cycling and mobility infrastructure:
 - Raleigh Street lacks cycle lanes and footpaths.
 - Steep sides make it dangerous for bicycles and mobility scooters.
- Turning bay:
 - Needed for Johnston Street subdivision.
- Bus service improvements:
 - Easier ticketing (online and physical).
 - More affordable fares.
 - Earlier and more frequent services.

2. Growth and infrastructure

- Upgrade existing infrastructure first:
 - Streets, lighting, footpaths, curbing, and drainage.
 - Grass strips turning into rivers due to lack of curbing.
- Resilience measures:
 - Increase wetlands and soil capacity to manage floods and droughts.

- Funding clarity:
 - No new projects without funding.
 - NPDC should reduce borrowing before starting non-essential works.

3. Town Centre and economy

- Town centre revitalization:
 - Current state described as “horrendous.”
 - Needs major investment before new developments.
- Business diversity:
 - More cafes along the river.
 - Focus on convenience-based retail and specialty shops.
- Transparency:
 - Concerns about who is behind the plan and why.

4. Cultural and community identity

- Inclusivity:
 - Balance Māori focus with European heritage and broader community representation.
- Community engagement:
 - Call for in-person hui with Te Kowhatu members for clarity and accountability.

5. Active travel and recreation

- Walking/cycling routes:
 - Circular routes connecting river, SH3, and existing paths.
 - Clip-on walkway/cycleway across the bridge.
- Paper roads:
 - Open them for public active travel.
- Coastal walkway extension:
 - Strong support for extending to Waitara for health and recreation.

6. Housing and facilities

- Housing for aging population:
 - Safe and accessible housing options.
- Community facilities:
 - New swimming pool.
 - Larger library.
- Disability access:
 - Better pathways, curbs, resting bays, and clear signage.

7. Sustainability and energy

- Energy poverty solutions:
 - Community-led electricity generation projects.
- Renewable energy:
 - Solar farms above Waitara Valley.

8. Governance and transparency

- Funding accountability:
 - Questions about iwi contributions and overall costs.
- Consultation process:
 - Criticism of being “wishy-washy” and too broad.

9. Question - The draft spatial plan shows how to achieve the vision of Waitara 2055 with proposed projects/ actions. Do you have feedback on these projects?

Count: N= 21

Feedback and suggested projects are summarised as follows:

Resilience and emergency preparedness

- Establish emergency hubs with standalone power, water, medical supplies, and community hazard management training.
- Prioritize resilience projects first before other initiatives.
- Ensure projects do not proceed without funding and avoid additional borrowing.

Infrastructure and growth

- Stormwater upgrades for Waitara East and West to support future growth and mitigate heavy rainfall impacts.
- Structure planning for Area A urban growth to integrate with Johnston Street DEV zone and Ranfurly FUZ.
- Upgrade parking at Marae and stabilize eroding bank near Wharenuui.
- Explore development of land below Central School for community use.

Community facilities

- Waitara Pool:
 - Improve accessibility (reduce concrete-heavy design).
 - Retain outdoor pool character.
- Library:
 - Modernize interior.
 - Maintain inclusivity and multi-service use.
- Suggestion for a second supermarket to meet growing population needs.

Cultural and environmental projects

- Support high-quality stormwater treatment but clarify standards and decision-making.
- Proposal to co-design stormwater code of practice with Iwi for consistency and relationship building.
- Tangaroa restoration project seen as critical.
- Climate change mitigation prioritized over adaptation.
- Suggest turning special purpose Māori zone land near Waitara River Mouth into a nature reserve.

Energy and sustainability

- Add an energy project to reduce energy poverty:
 - Explore solar, wind, wave, and river-based generation.
 - Implement staged timeline with checks and balances.

Transport and connectivity

- Complete cycleway to Bell Block for safe access and recreation.
- Improve safe routes for walking and cycling.

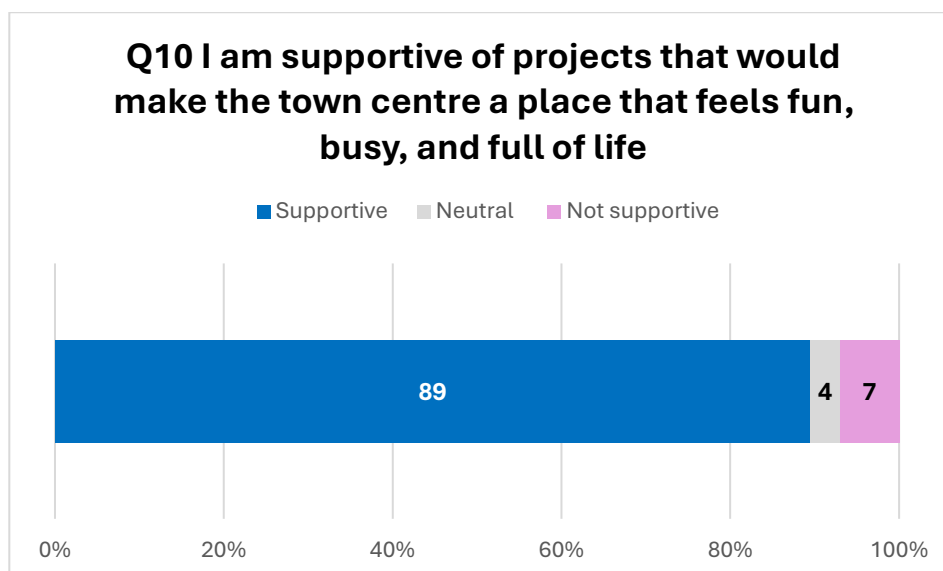
Community engagement and equity

- Engage with hapu consistently.
- Ensure transparent decision-making

10. Question - Town centre

I am supportive of projects that would make the town centre a place that feels fun, busy, and full of life

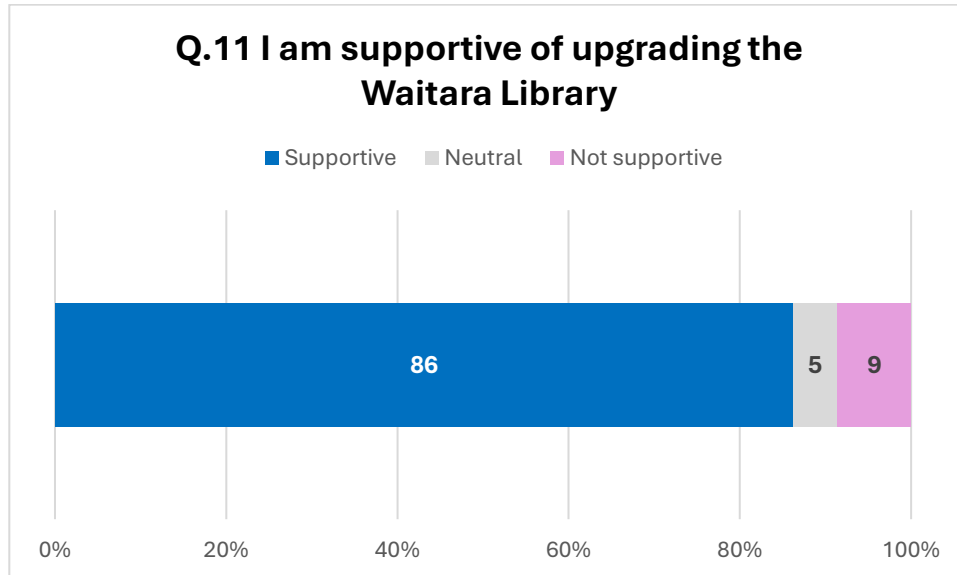
Count N= 57



11. Question - The Waitara Library and Service Centre

I am supportive of upgrading the Waitara Library

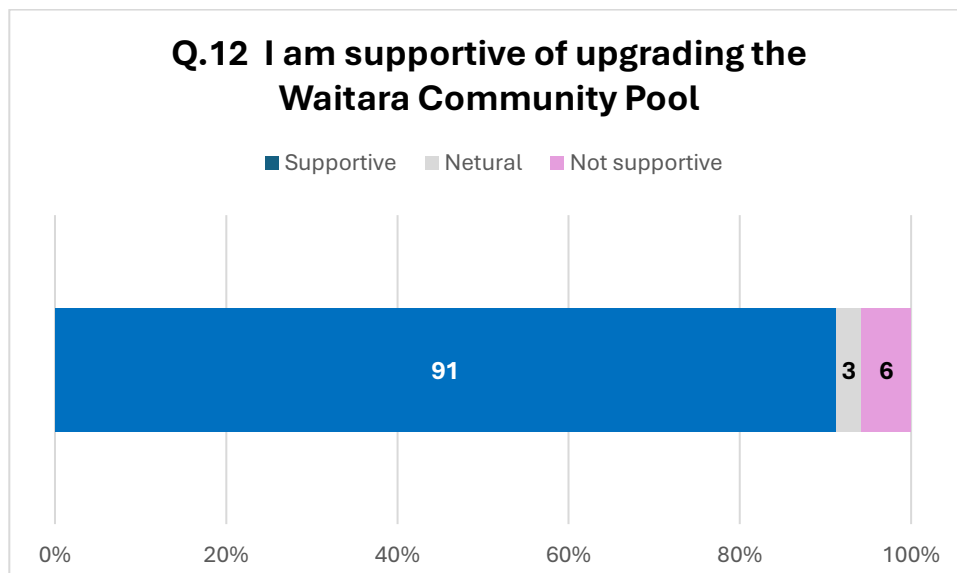
Count N=58



12. Question - The Waitara Pool

I am supportive of upgrading the Waitara Community Pool

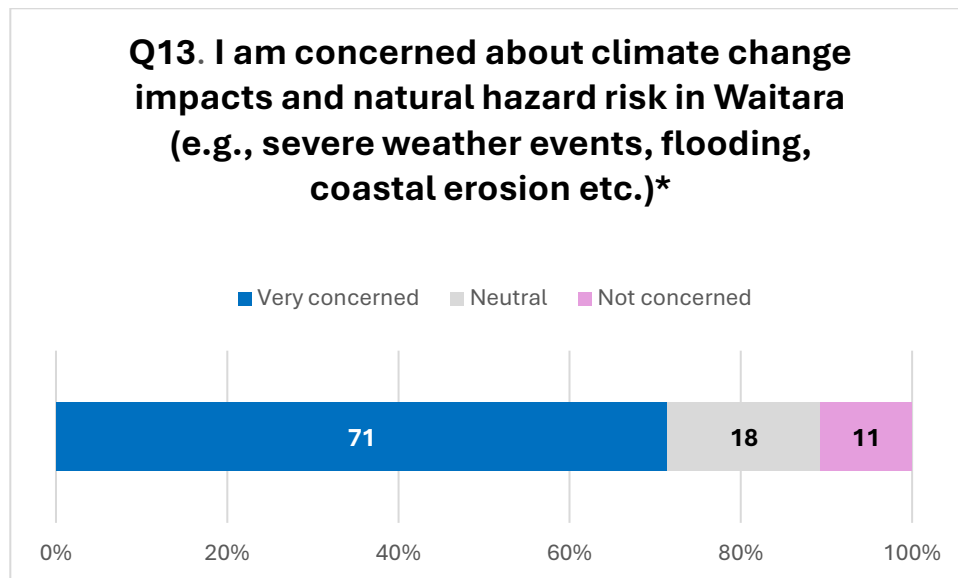
Count N= 57



13. Question - Resilient Waitara

I am concerned about climate change impacts and natural hazard risk in Waitara (e.g., severe weather events, flooding, coastal erosion etc.)

Count N= 56

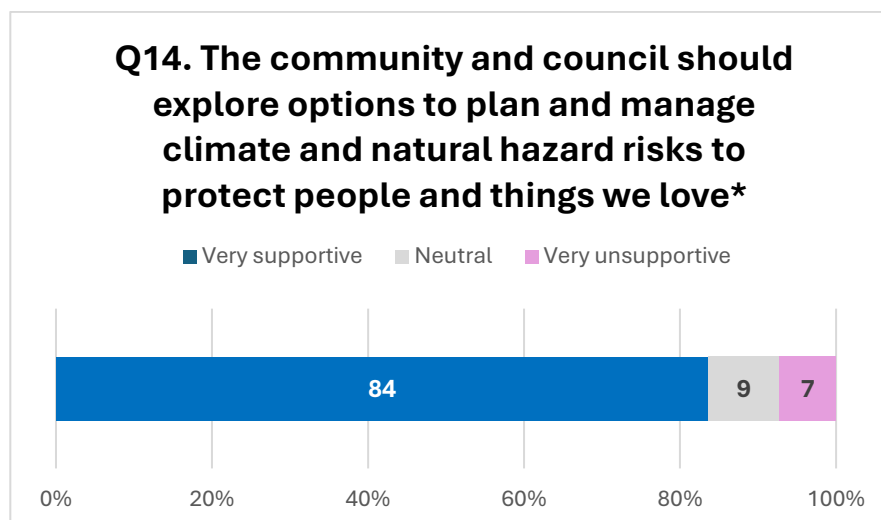


* Scores between -2 to 2 were grouped as neutral.

14. Question – Feedback on how to manage climate change and natural hazards

The community and council should explore options to plan and manage climate and natural hazard risks to protect people and things we love

Count N= 55



Other concerns raised

This final section summarises other responses and concerns raised in written submissions.

Count N=36

Responses are summarised into the following themes:

Positive feedback

- Gratitude for the opportunity to be involved.
- Praise for inclusive community engagement (e.g., hui, night markets, schools, Waitangi Day).
- Compliments on visual presentation—photos and artwork.
- Recognition of project managers Michaela and Liezl for their collaborative approach.
- Expressions of pride in Waitara’s community spirit and vibrancy.
- Support for the library as a welcoming community hub.
- Appreciation for NPDC’s efforts and excitement about the plan.

Support for specific plan elements

- Strong support for housing development (Area A) and green spaces.
- Desire for tree planting and natural areas as standard.
- Support for maintaining Waitara’s identity while enabling growth.
- Endorsement of community arts, education, and energy initiatives.
- Support for inclusive trail design with playful and accessible features.
- Interest in developing green space near West Quay.

Safety and security concerns

- Dirt bikes disrupting public space. This need more enforcement.
- Support for more security cameras linked to Police.
- Interest in forming a community patrol group which has iwi and council funding.
- Concern about crime and desire for safer public spaces.
- Need for civil defence planning and emergency centres with supplies and training.
- Suggestion to engage Surf Lifesaving NZ for marine safety.

Environmental and infrastructure suggestions

- Opposition to surrendering land to coastal erosion.
- Emphasis on protecting waterways and the petrified forest.
- Support for raising stop-banks and implementing flood mitigation.
- Concern about street drainage and flooding (e.g., Browne Street).
- Desire for Council to work with the community on hazard preparation.
- Call to finish curb and channel work and address footpath gaps.
- Concern about tornado risk and climate resilience.
- Support for nature/marine reserves with tree planting as erosion mitigation.

Community amenities and services

- Strong support for keeping and upgrading the Waitara pool.
- Concern about pool closure rumours and accessibility for older residents.
- Need for a larger supermarket, concerns about monopoly pricing.
- Desire to retain essential services (library, health centre, shops, etc.).
- Interest in a sustainable community garden.
- Concern about vacant buildings and derelict shops.
- Mixed views on library upgrade. Some support expansion, others prefer current setup.
- Concern about asbestos in buildings and soil contamination.

Governance and consultation

- Suggestion to consult directly with the Waitara Community Board to save time and cost.
- Desire for broader consultation including hapū, local organisations, and residents.
- Frustration over lack of transparency around Waitara lease funds.
- Call for equal opportunity and inclusive decision-making.
- Perception that Council talks but doesn't act.

Concerns and critiques

- Concern about NPDC's approach to natural hazard risks and development feasibility.
- Scepticism about Area C's viability due to design and cost constraints.
- Belief that the plan has serious flaws and may not deliver promised outcomes.
- Concern about rate increases and reduced amenities.
- Frustration that similar plans weren't implemented earlier.
- Concern about unfinished projects (e.g., Marine Parade) and budget transparency.
- Criticism of "road calming" measures. These are seen as ineffective and harmful to businesses.
- Call to prioritise fixing existing infrastructure before expanding.
- Concern about the future of Waitara Pony Club due to development.
- Opposition to pedestrianising street. The preference is for providing footpaths and vehicle access.
- Criticism of spending on abstract or "useless" art.
- Mixed views on library upgrades. Some feel it's already adequate.
- Concern about Council ignoring community input and pushing its own agenda.
- Survey fatigue and question design:

"These questions are repetitive and of course we all would like to see what progress can be made. But in saying that don't break what's not broke."

Accessibility and inclusion

- Support for accessible trail design (mobility scooters, prams, play features).
- Concern from older residents about parking and ease of access to services.
- Support for low-cost home adaptation in flood zones.
- Desire for inclusive civil defence planning for vulnerable populations.

Economic development ideas

- Support for upgrading the town centre to attract businesses.
- Interest in riverside development (e.g., jet boat rides, shopping arcade).
- Suggestion to profile local history and art at the library.
- Desire for economic opportunities tied to environmental and cultural assets.

Appendix 3:

Stakeholder Workshop Attendees

Three in-person workshops were held on 30 October 2024 (Stakeholder Workshop #1), 5 December 2024 (Stakeholder Workshop #2) and 1 August 2025 (Stakeholder Workshop 3). The table below lists the stakeholders and organisations who were in attendance.

Attendees	Date	Purpose
The following stakeholders attended workshop #1: • Manukorihi Hapū • Te Kowhatu Tu Moana, • Landpro, • Mckinlay Surveyors • Taranaki Housing Trust, • NZTA, • TDHB/ Te Whatu Ora, • Tui Ora, • Waitara Community Board Elected Representatives, • Councillor Tony Bedford, • Sport Taranaki, New Plymouth District Council Staff, • Taranaki Regional Council, • Venture Taranaki, • Waitara High School, • Ngāti Rahiri Hapū, • Pukerangiora Hapū, • Waitara Taiohi Trust, • Waitara Pataki Kai, and • Individuals from the community not affiliated with specific organisations but were highly involved in the community at the time of the workshop were also in attendance.	Stakeholder Workshop #1 30 October 2024	To provide an introduction and overview of Tiritiri o Mātangi and to receive feedback from stakeholders to inform the identification of key issues and Waitara and the development of the vision, outcomes, and objectives of Tiritiri o Mātangi. This was achieved by group discussions and a series of interactive activities.
The following stakeholders attended workshop #2: • Manukorihi Hapū • Te Kowhatu Tu Moana, • Landpro, • Taranaki Housing Trust, • TDHB/ Te Whatu Ora, • Tui Ora, • Waitara Community Board Elected Representatives, • North Ward Councillor Tony Bedford, • Sport Taranaki,	Stakeholder Workshop #2 5 December 2024	To recap and share findings from workshop 1, understand the growth and infrastructure context for Waitara, share the draft spatial plan outcomes, workshop draft growth scenarios and workshop key moves to meet spatial plan outcomes and future growth scenarios.

Attendees	Date	Purpose
• New Plymouth District Council Staff, • Taranaki Regional Council, • Venture Taranaki, • Waitara High School, • Ngāti Rahiri Hapū, • Pukerangiora Hapū, • Waitara Taiohi Trust, • Waitara Pataki Kai • Individuals from the community not affiliated with specific organisations but were highly involved in the community at the time of the workshop were also in attendance.		
The following stakeholders attended workshop #3: • Manukorihi Hapū • Te Kowhatu Tu Moana, • Landpro, • Taranaki Housing Trust, • NZTA, • TDHB/ Te Whatu Ora, • Tui Ora, • Waitara Community Board Elected Representatives, • North Ward Councillor Tony Bedford, • Councillor Te Waka McLeod • Sport Taranaki, • New Plymouth District Council Staff, • Taranaki Regional Council, • Waitara Taiohi Trust, • Individuals from the community not affiliated with specific organisations but were highly involved in the community at the time of the workshop were also in attendance.	Stakeholder Workshop #3 1 August 2025	Recap findings from workshop 2, present summary of pre-engagement with the Waitara community, workshop and gather feedback on the draft Spatial Plan: • Proposed Implementation Plan • Key Moves • Waitara Future Growth and Land Use.



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**